

PRELIMINARY PLAN

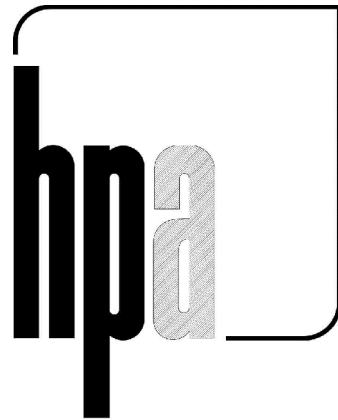
THE LANDMARK

PLANNED DEVELOPMENT

CBW TO PDMX

ZONING CASE # Z-2472

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 23 NORTH, RANGE 4 WEST,  
WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA



Hartshorne Plunkard Architecture  
232 North Carpenter, Chicago IL 60607  
P 312 226 4488  
F 312 226 4499  
www.hparchitecture.com



CERTIFIED BY:

THE LANDMARK  
PLANNED DEVELOPMENT

South Street Capital, LLC  
1315 Ferry St.  
Lafayette, IN 47901

CONTACT INFORMATION

<b>Developer</b>  South Street Capital, LLC 1315 Ferry St Lafayette, IN 47901  <b>Tippecanoe County Area Plan Commission</b>  Tippecanoe County Office Building 20 North 3rd Street Lafayette, IN 47901 765-423-9242	<b>West Lafayette Engineering Department</b>  Dave Buck, City Engineer West Lafayette City Engineer's Office City Hall 609 West Navajo Street West Lafayette, IN 47906 (765) 775-5130  <b>Engineer/Surveyor</b>  TBIRD Design Services Corporation 105 North 10th Street Lafayette, IN 47901 Phone: 765-742-1900 Fax: 765-742-1905
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SHEET INDEX

G001	TITLE SHEET
C101	EXISTING SITE & UTILITY PLAN
V101	PRELIMINARY PLAT
A0.1a	ARCHITECTURAL SITE PLAN/ZONING/SITE ANALYSIS
A0.2	DESIGN INTENT AND SPECIFICATIONS
A0.3	SIGNAGE DETAILS
A1.0	BASEMENT PARKING PLAN
A1.1	1ST FLOOR PLAN
A1.2	2ND FLOOR PLAN
A1.3	3RD-5TH TYPICAL FLOOR PLAN
A1.4	6TH FLOOR PLAN
A1.5	ROOF PLAN
A1.6	TYPICAL UNIT PLANS
A2.0	EXTERIOR ELEVATIONS - WEST AND SOUTH
A2.1	EXTERIOR ELEVATIONS - EAST AND NORTH
LSO.1	LANDSCAPE PLAN
LSO.2	LANDSCAPE DETAILS AND SPECIFICATIONS

PROJECT NO: 11038  
FILE: 11038-GENERAL STADIUM.DWG  
DRAWN BY: TRB/PEW  
CHECKED BY: PEW/TRB  
LOCATION:  
A PART OF THE SOUTHEAST QUARTER  
OF SECTION 18, TOWNSHIP 23 NORTH,  
RANGE 4 WEST, WABASH TOWNSHIP,  
WEST LAFAYETTE, INDIANA

TITLE SHEET  
AND INDEX

G001

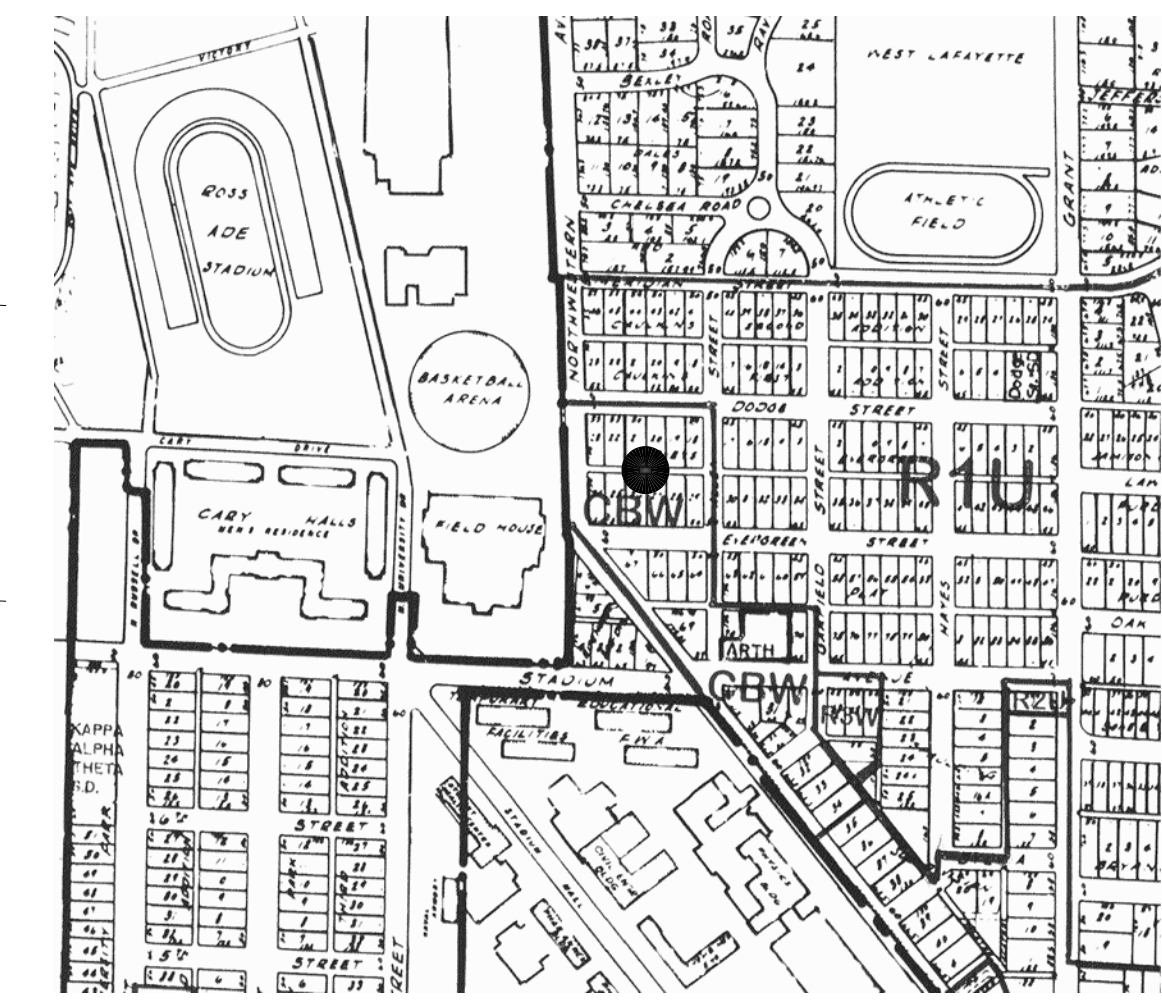
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LEVEL	STUDIO	1 BED	2 BED	3 BED	4 BED	TOTAL
1	0	0	0	0	0	0
2	10	3	15	10	11	49
3	11	4	14	10	13	52
4	11	4	14	10	13	52
5	11	4	14	10	13	52
6	8	4	14	8	11	45
TOTAL	51	19	71	48	61	250

TOPIC	TOTAL DEVELOPMENT
UNITS	250
BEDS	600
BASEMENT PARKING	221
1ST FLOOR INTERIOR PARKING	74
TOTAL ON-SITE PARKING	295
1ST FLOOR ON-STREET PARKING	14

PROPERTY AREA	GROUND LEVEL GREEN AREA	2ND LEVEL GREEN AREA	TOTAL GREEN AREA	GREEN AREA PERCENTAGE
86,565 SF	425 SF	7,631 SF	8,056 SF	9.3%

SYM.	NAME	TYPE	MODEL NO.
	L-1	WALL	ARCHITECTURAL LIGHTING WORKS LPRV - SIMILAR, 100W
	L-2	CEILING	COOPER LIGHTING, RECESSED CAN PD8 HW242 8HL, 70W
	L-3	RAILING	10 LUXRAIL, LED HANDRAIL 0.06, 12W LED

NAME	TYPE	MODEL NO.
B-1	BENCH	TIMBERFORM RENAISSANCE BENCH 2806-6
TG-1	TREE GRATE	NEENAH ADIRONDACK 8742-A1
LC	LITTER CTR.	2814-DT-P COLUMBIA CASCADE RENAISSANCE
BR	BIKE RACK	COLUMBIA CASCADE BOLLARD CYCLOOPS 2172

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## Student Housing

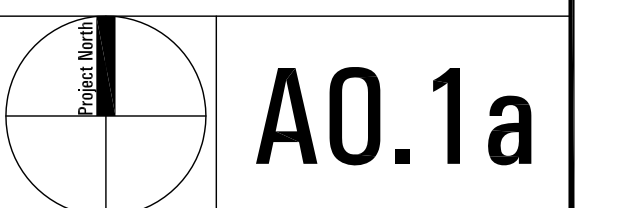
## CBW to PDMX

720 Northwestern Ave  
West Lafayette, IN

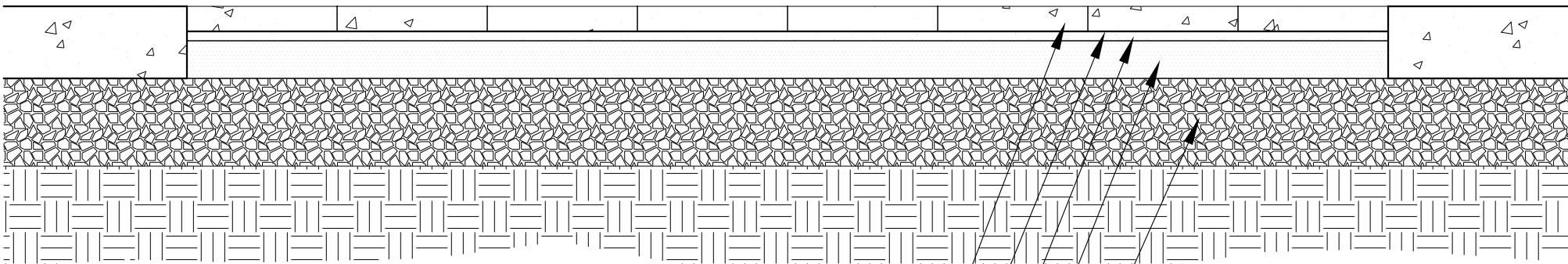
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DN. BY:	JO
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PROJ. #	0903

## SITE PLAN







WAUSAU PAVERS

2% MODIFIED NEOPRENE TACK COAT

3/4" BITUMINOUS SETTING BED

2" TO 4" BITUMINOUS BINDER

6" TO 8" COMPACTED  
ROAD-GRADE GRAVEL (#6)

1 DECORATIVE CONCRETE PAVER DETAIL  
SCALE: 1" = 1'-0"



LITTER CONTAINER (SHALL BE FITTED WITH ASH URN AND BE POWDER-COATED BLACK): LC



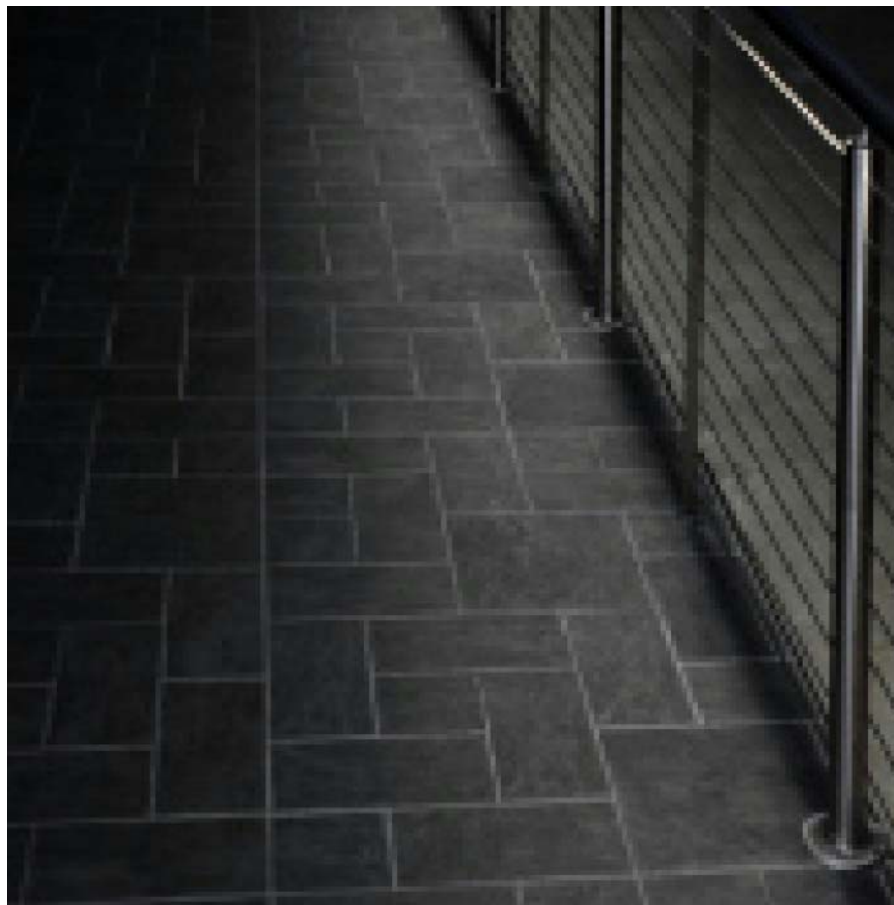
TREE GRATE: TG-1



BICYCLE RACK: BR



NORTHWESTERN AVE LANDSCAPING FENCE



RAILING MOUNTED LIGHT FIXTURE L-3



LANDSCAPE BENCH: B-1



WAUSAU EXPOSTONE  
DECORATIVE CONCRETE PAVER



EXTERIOR POLE-MOUNT LIGHT FIXTURE

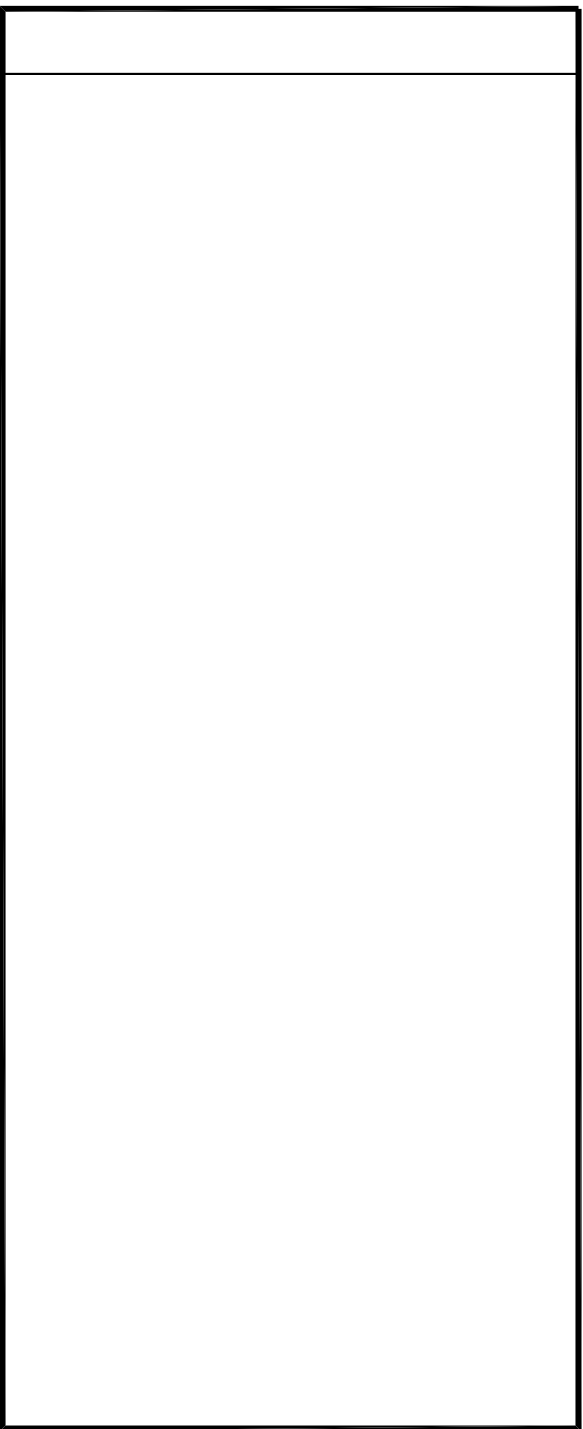


EXTERIOR WALL SCONCE LIGHT FIXTURE L-1



RECESSED CAN LIGHT FIXTURE L-2

1 MATERIALS, FURNITURE, AND FIXTURES PHOTOS  
SCALE: NTS



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The Landmark

Student Housing

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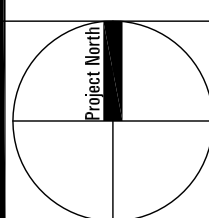
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DESIGN INTENT AND SPECIFICATIONS



**A0.2**



INTERIOR GARAGE SIGNS

IDENTITI RESOURCES CUSTOM DESIGN

Parking Sign:

- 12 inches wide x 18 inches high
- Color: Black copy
- 080" Aluminium
- Corners: 1 1/2 inch radius
- Holes: Two 3/8 inch holes top and bottom centered, inset 1 1/2 inches

Motorcycle Parking Only

Bicycle Parking Only

Handicap Parking Only

Compact Car Parking Only

Retail Parking Only

Residential Parking Only

IDENTITI RESOURCES

1171 Tower Rd.  
Channahon, IL 61015  
P: 847.301.0510  
F: 847.301.0518  
info@identiti.net

Project No: 000  
Date: 12/28/2011  
Revision: 000

Element: Garage Signs  
Location: South Street Capital  
Sales Rep: Michael Scher

Designer: Sarah Broadfoot

Permitted Art: N/A

Scale: NTS


PROJECT SOUTH STREET CAPITAL

# SIGN CODE #

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NON-ILLUMINATED DIMENSIONAL LETTERS

IDENTITI RESOURCES CUSTOM DESIGN



Anchor Bolts

5 in

LED Side View

Clear Lexan Backer

UL

Stand-Off

Existing Structure / Construction

L.E.D Channel Letter - Reverse Lit - Standoff

TYPICAL - Not To Scale - "A" Used as Sample

183.3 in

24 in

30.55 Sq. Ft.

RETAIL EXIT

276.8 in

24 in

46.13 Sq. Ft.

RESIDENTIAL EXIT

275.6 in

24 in

45.9 Sq. Ft.

RETAIL ENTRANCE

374.4 in

24 in

62.4 Sq. Ft.

RESIDENTIAL ENTRANCE

IDENTITI RESOURCES

1171 Tower Rd.  
Channahon, IL 61015  
P: 847.301.0510  
F: 847.301.0518  
info@identiti.net

Project No: 000  
Date: 12/28/2011  
Revision: 000

Element: Non-Illuminated Channel Letters  
Location: South Street Capital  
Sales Rep: Michael Scher

Designer: Sarah Broadfoot

Permitted Art: N/A

Scale: 1/4"=1'

PROJECT SOUTH STREET CAPITAL

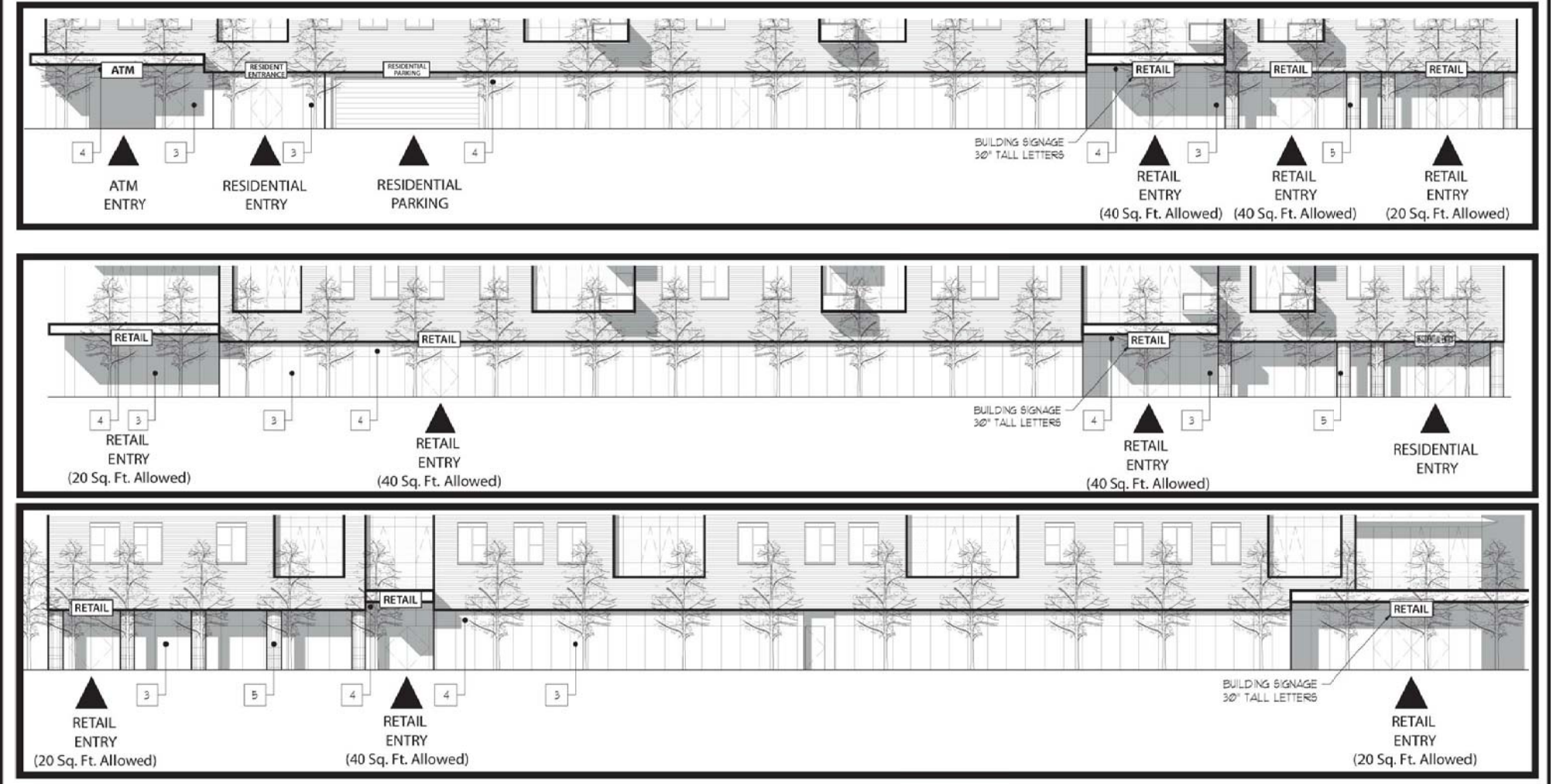
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2 PARKING SIGNAGE DETAIL  
SCALE: NTS

SIGN SPECIFICATIONS

IDENTITI RESOURCES CUSTOM DESIGN



IDENTITI RESOURCES

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Channahon, IL 61015  
P: 847.301.0510  
F: 847.301.0518  
info@identiti.net

Project No: 000  
Date: 12/28/2011  
Revision: 000

Element: Sign Element  
Location: South Street Capital  
Sales Rep: Michael Scher

Designer: Sarah Broadfoot

Permitted Art: N/A

Scale: NTS

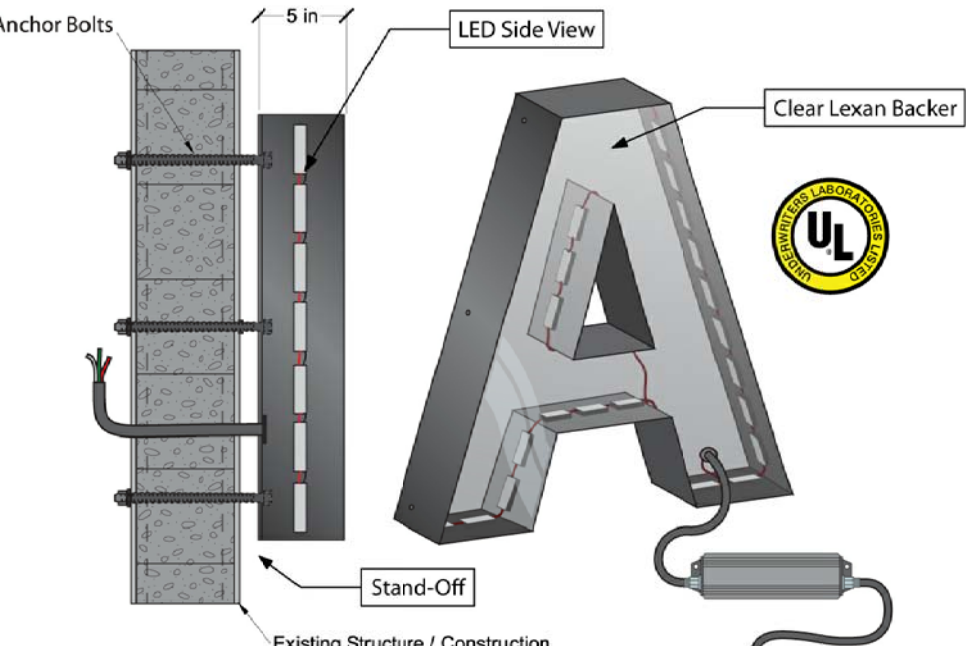
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HALO LIT CHANNEL LETTERS

IDENTITI RESOURCES CUSTOM DESIGN



L.E.D Channel Letter - Reverse Lit - Standoff

TYPICAL - Not To Scale - "A" Used as Sample

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F: 847.301.0518  
info@identiti.net

Project No: 000  
Date: 12/28/2011  
Revision: 000

Element: Reverse Lit Channel Letters  
Location: South Street Capital  
Sales Rep: Michael Scher

Designer: Sarah Broadfoot

Permitted Art: N/A

Scale: 1/2"=1'

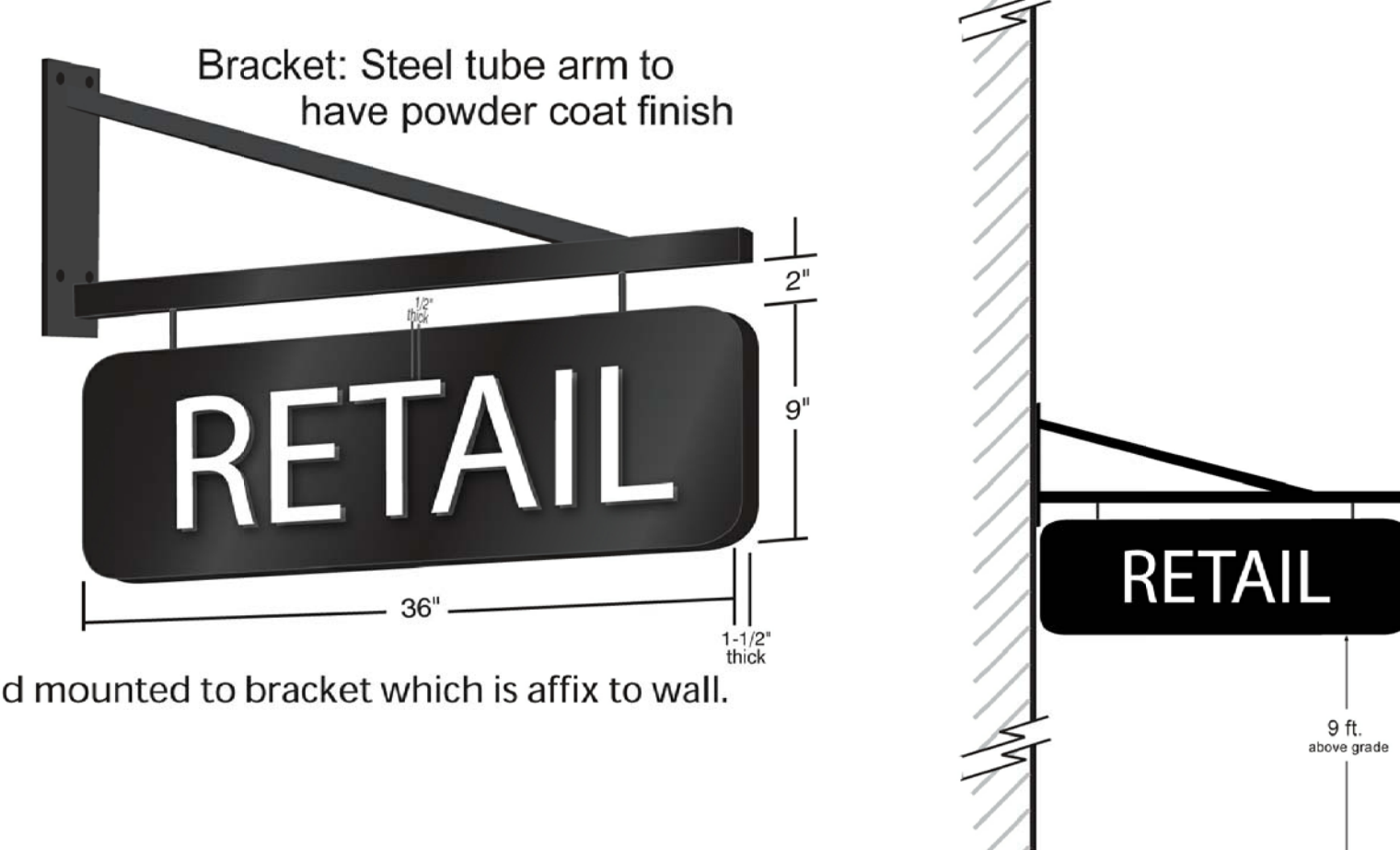
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BLADE SIGNAGE

IDENTITI RESOURCES CUSTOM DESIGN



Bracket: Steel tube arm to have powder coat finish

Rigid mounted to bracket which is affix to wall.

IDENTITI RESOURCES

1171 Tower Rd.  
Channahon, IL 61015  
P: 847.301.0510  
F: 847.301.0518  
info@identiti.net

Project No: 000  
Date: 12/28/2011  
Revision: 000

Element: Blade Sign  
Location: South Street Capital  
Sales Rep: Michael Scher

Designer: Sarah Broadfoot

Permitted Art: N/A

Scale: NTS

PROJECT SOUTH STREET CAPITAL

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1 RETAIL SIGNAGE DETAIL (RS-1)  
SCALE: NTS

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The Landmark  
Student Housing  
CBW to PDMX  
720 Northwestern Ave  
West Lafayette, IN

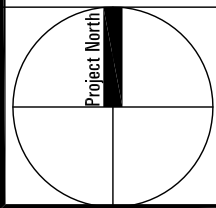
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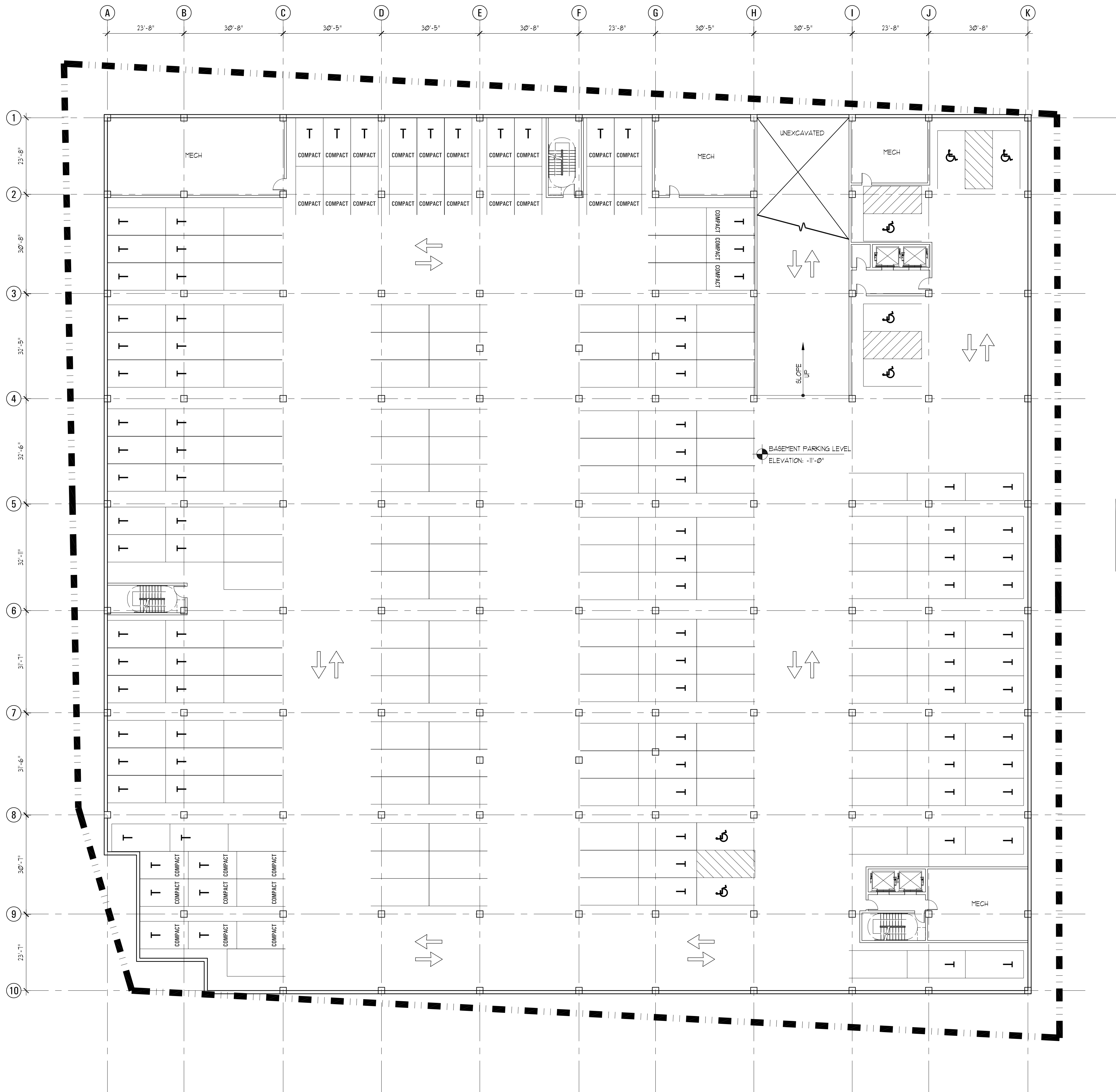
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DATE:	07/11 PROJECT START
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PROJ. #	0903

SINAGE AND WAYFINDING  
DETAILS



A0.3





PARKING LEVEL NOTES

MECHANICAL EXHAUST AND VENTILATION, AS WELL AS CODE  
REQUIRED LIGHTING, INCLUDING GARAGE LIGHTING, SHALL BE  
PROVIDED AS PART OF THE FINAL DETAILED PLANS SUBMISSION AND  
SUBJECT TO ADMINISTRATIVE OFFICER APPROVAL.

BASEMENT PARKING LEVEL

GROSS AREA: 77,285 SF  
PARKING AREA: 72,460 SF  
RETAIL RENTABLE AREA: 0 SF

PARKING COUNT

BASEMENT PARKING: 221 SPACES  
1st FLOOR INTERIOR PARKING: 74 SPACES  
TOTAL PARKING COUNT: 295 SPACES

1 BASEMENT PARKING PLAN  
SCALE: 1/16" = 1'-0"

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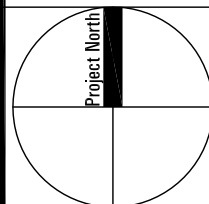
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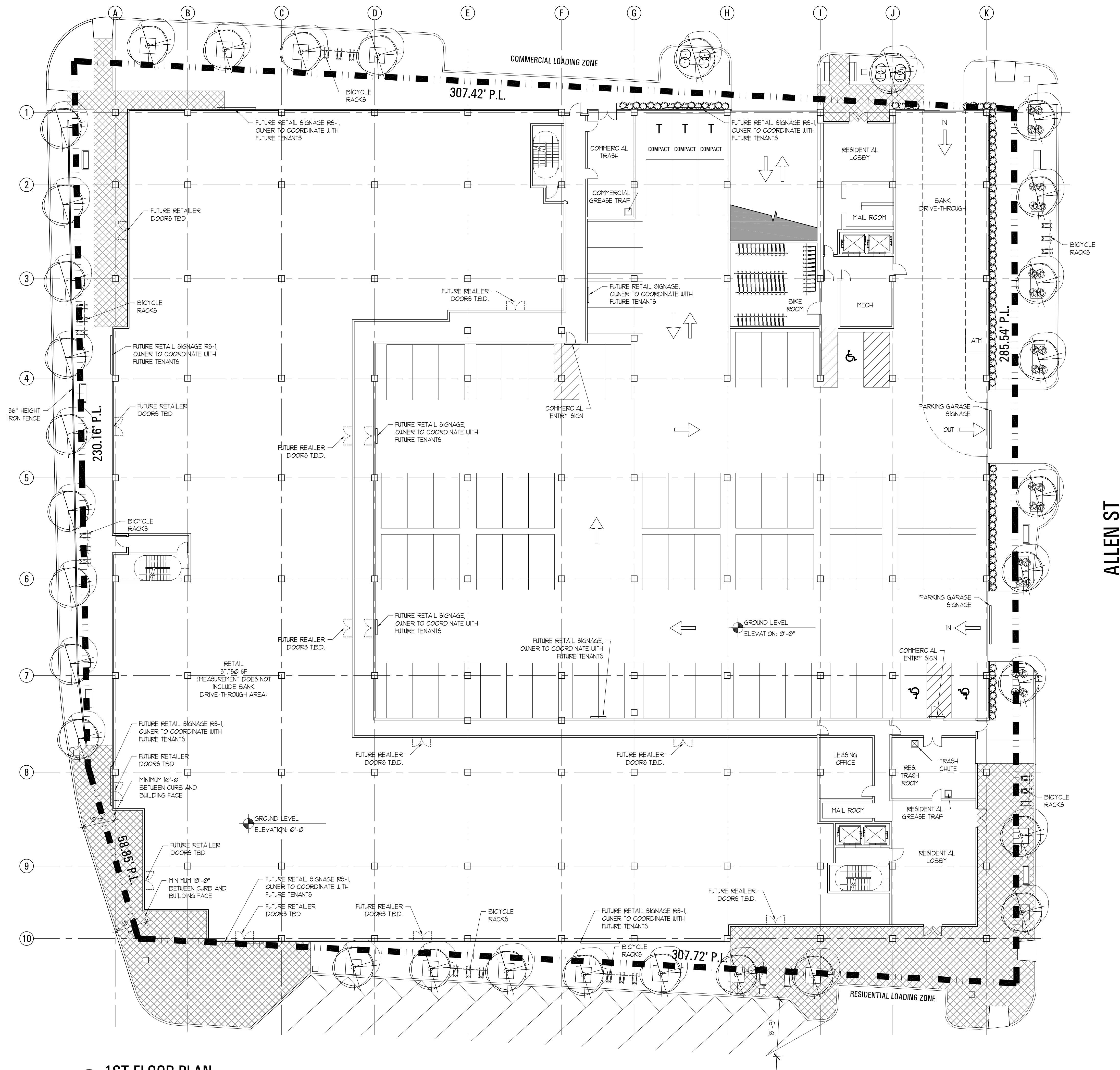
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BASEMENT PARKING PLAN



**A1.0**





1 1ST FLOOR PLAN  
SCALE: 1/16" = 1'-0"

### PARKING LEVEL NOTES

MECHANICAL EXHAUST AND VENTILATION, AS WELL AS CODE  
REQUIRED LIGHTING, INCLUDING GARAGE LIGHTING, SHALL BE  
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### LEVEL ONE

GROSS AREA: 76,125 SF  
PARKING AREA: 30,770 SF  
RETAIL AREA: 37,535 SF

### PARKING COUNT

BASEMENT PARKING: 221 SPACES  
1st FLOOR ON-SITE PARKING: 74 SPACES  
TOTAL PARKING COUNT: 295 SPACES

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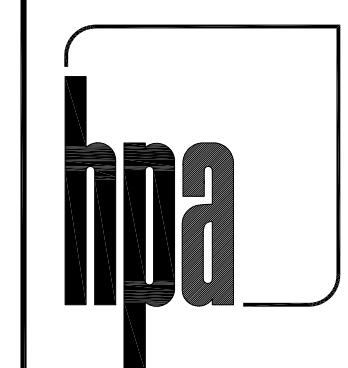
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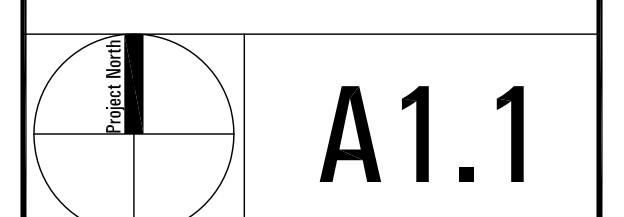
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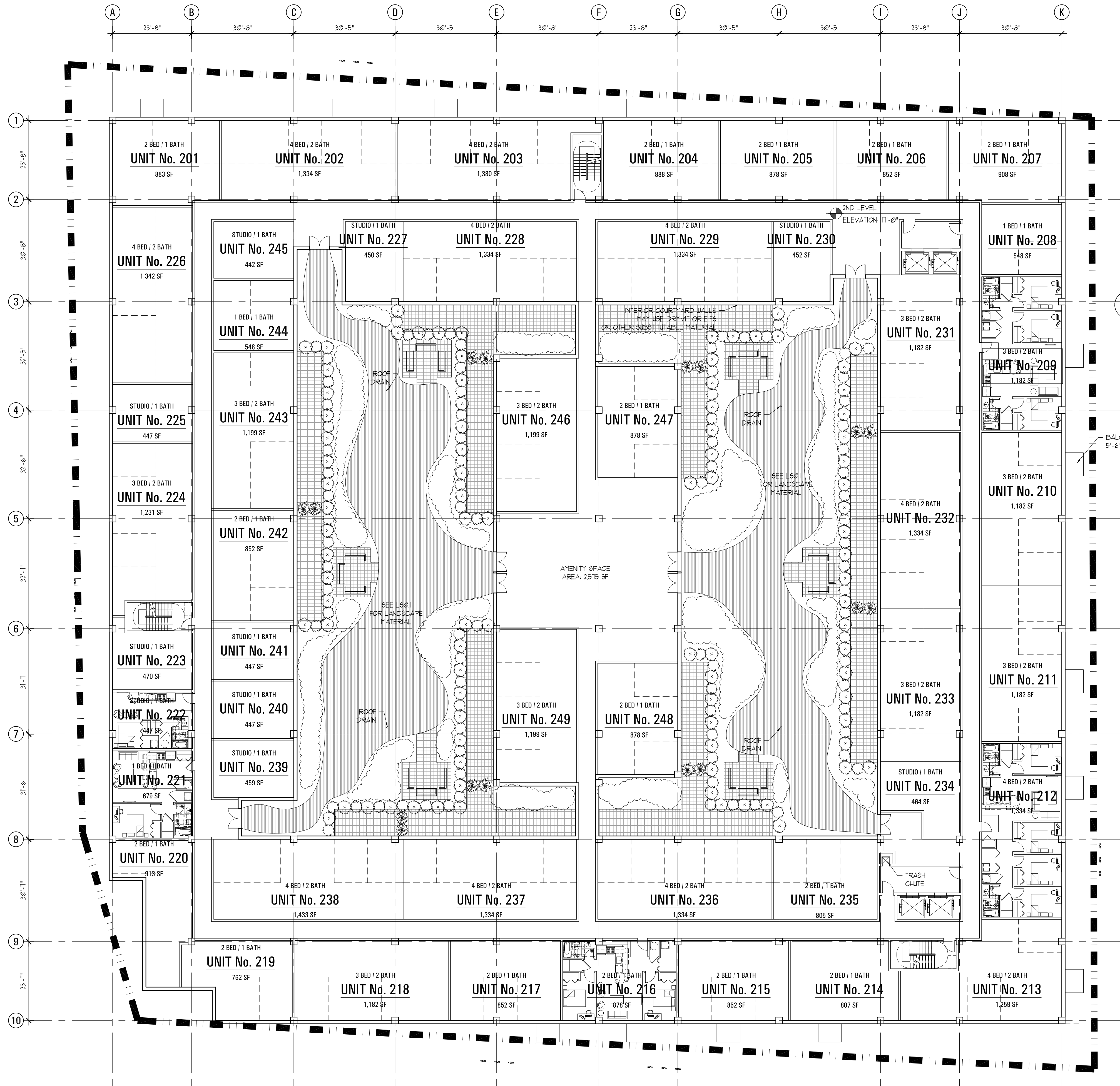
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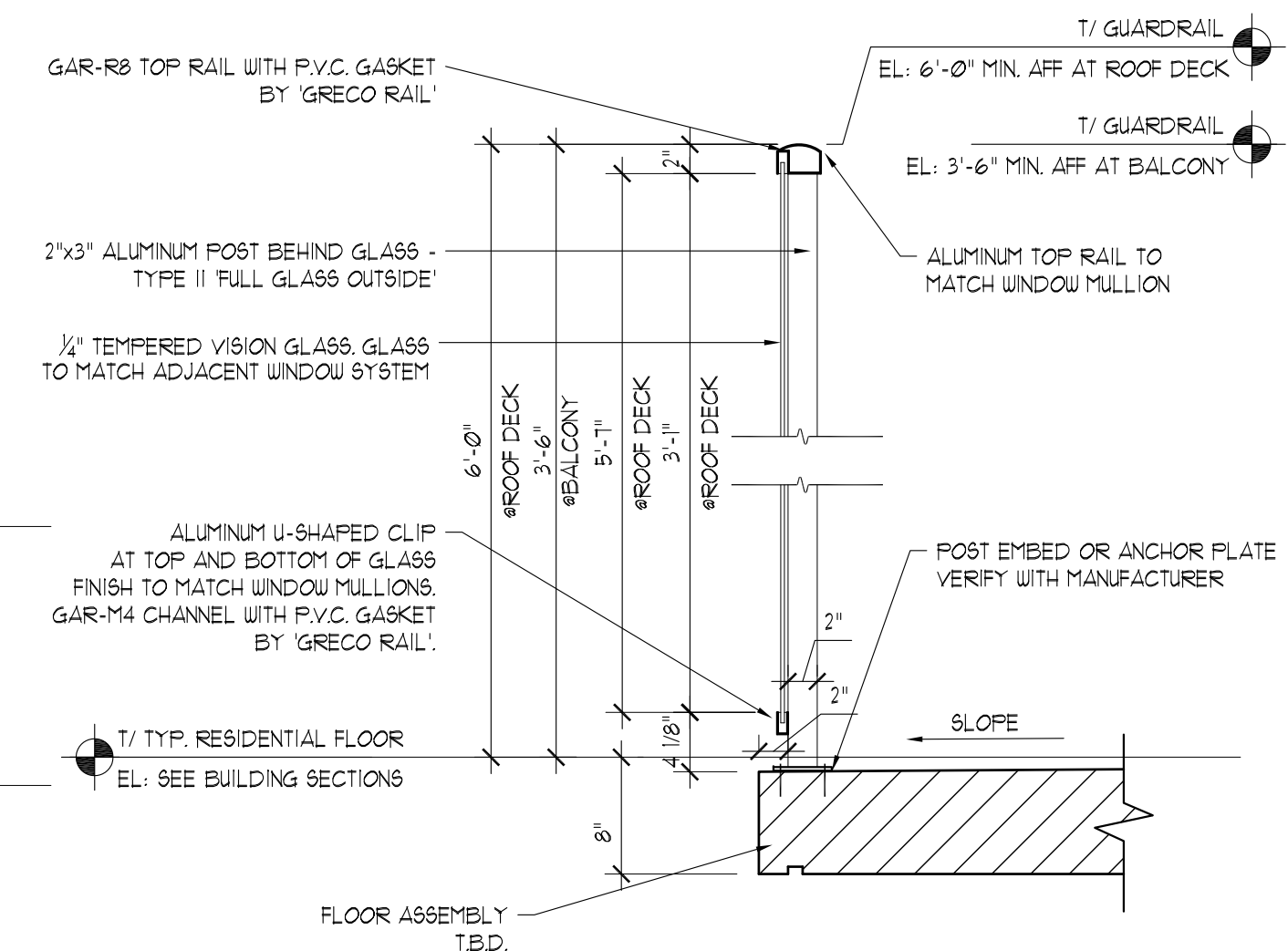
### 1ST FLOOR PLAN







1 2ND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



2 RAILING SECTION DETAIL AT BALCONY AND ROOF DECK  
SCALE: 1" = 1'-0"

### BUILDING RESIDENTIAL UNIT COUNT

LEVEL	STUDIO	1 BED	2 BED	3 BED	4 BED	TOTAL
1	0	0	0	0	0	0
2	10	3	15	10	11	49
3	11	4	14	10	13	52
4	11	4	14	10	13	52
5	11	4	14	10	13	52
6	8	4	14	8	11	45
TOTAL	51	19	71	48	61	250

### ROOF DRAIN NOTES

ROOF DRAINS WILL BE PROVIDED FOR ALL RAIN WATER AND SNOW MELT SYSTEM

### LEVEL TWO

GROSS AREA: 56,650 SF  
PARKING AREA: 0 SF  
RES. RENTABLE AREA: 45,900 SF  
AMENITY AREA: 2,575 SF  
COURTYARD AREA: 20,825 SF

UNIT COUNT: 49 UNITS  
BED COUNT: 117 BEDS

### FLOOR PLAN NOTES

UNIT AND BEDROOM COUNTS SUBJECT TO CHANGE WITH ADMINISTRATIVE OFFICER APPROVAL, BUT UNDER NO CIRCUMSTANCES MAY THE UNIT COUNT EXCEED 250 OR THE BEDROOM COUNT TO EXCEED 600.

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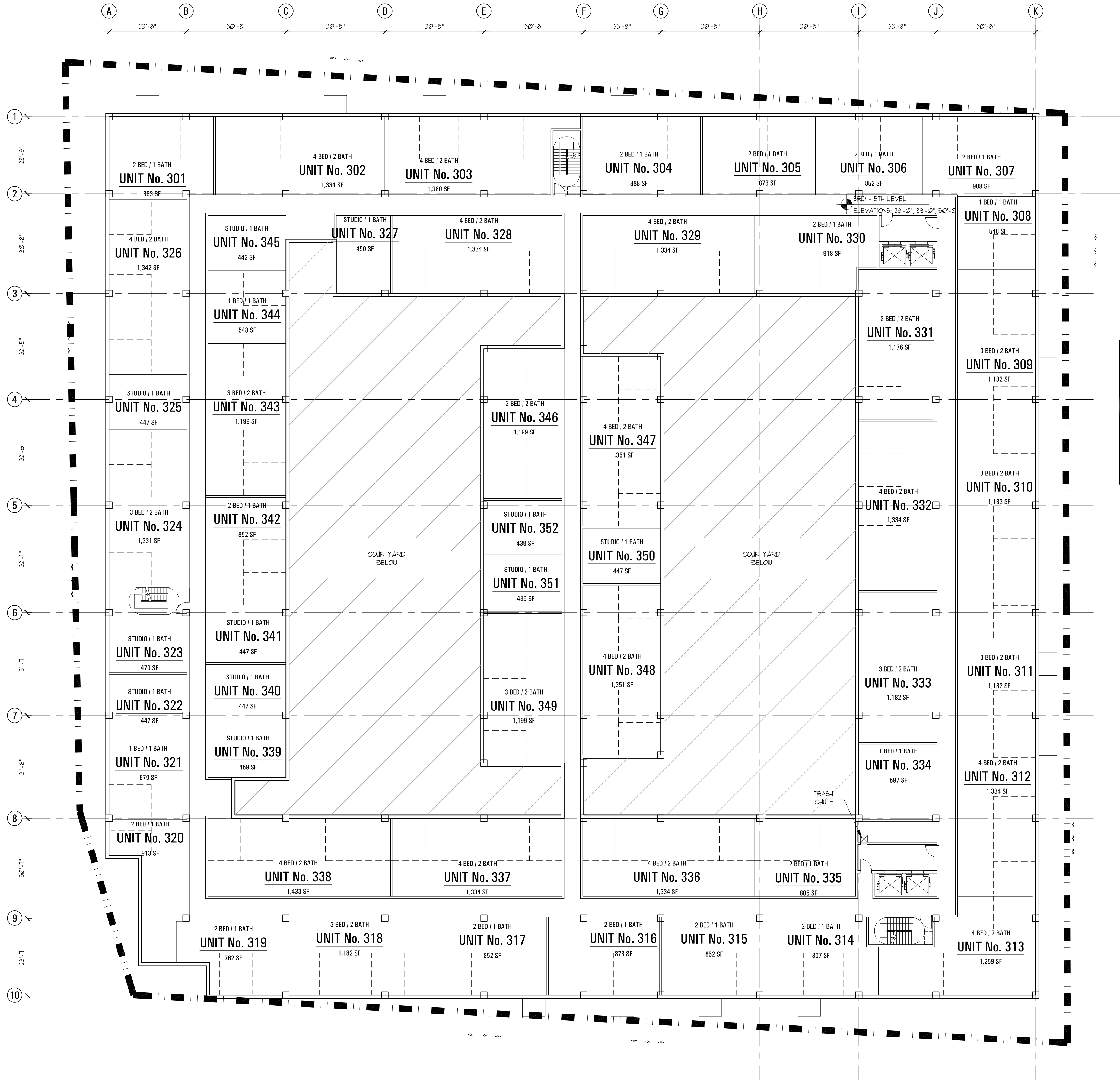
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2ND FLOOR PLAN





1 3RD - 5TH TYPICAL FLOOR PLANS  
SCALE: 1/16" = 1'-0"

BUILDING RESIDENTIAL UNIT COUNT

LEVEL	STUDIO	1 BED	2 BED	3 BED	4 BED	TOTAL
1	0	0	0	0	0	0
2	10	3	15	10	11	49
3	11	4	14	10	13	52
4	11	4	14	10	13	52
5	11	4	14	10	13	52
6	8	4	14	8	11	45
TOTAL	51	19	71	48	61	250

TYPICAL FLOORS

GROSS AREA: 56,750 SF PER FLOOR  
PARKING AREA: 0 SF PER FLOOR  
RES. RENTABLE AREA: 48,775 SF PER FLOOR  
AMENITY AREA: 0 SF PER FLOOR  
COURTYARD AREA: N/A

UNIT COUNT: 52 UNITS PER FLOOR  
BED COUNT: 125 BEDS PER FLOOR

TOTAL UNIT COUNT (3-5): 156 UNITS  
TOTAL BED COUNT (3-5): 375 BEDS

FLOOR PLAN NOTES

UNIT AND BEDROOM COUNTS SUBJECT TO CHANGE WITH ADMINISTRATIVE OFFICER APPROVAL, BUT UNDER NO CIRCUMSTANCES MAY THE UNIT COUNT EXCEED 250 OR THE BEDROOM COUNT TO EXCEED 600.

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Student Housing

CBW to PDMX

720 Northwestern Ave  
West Lafayette, IN

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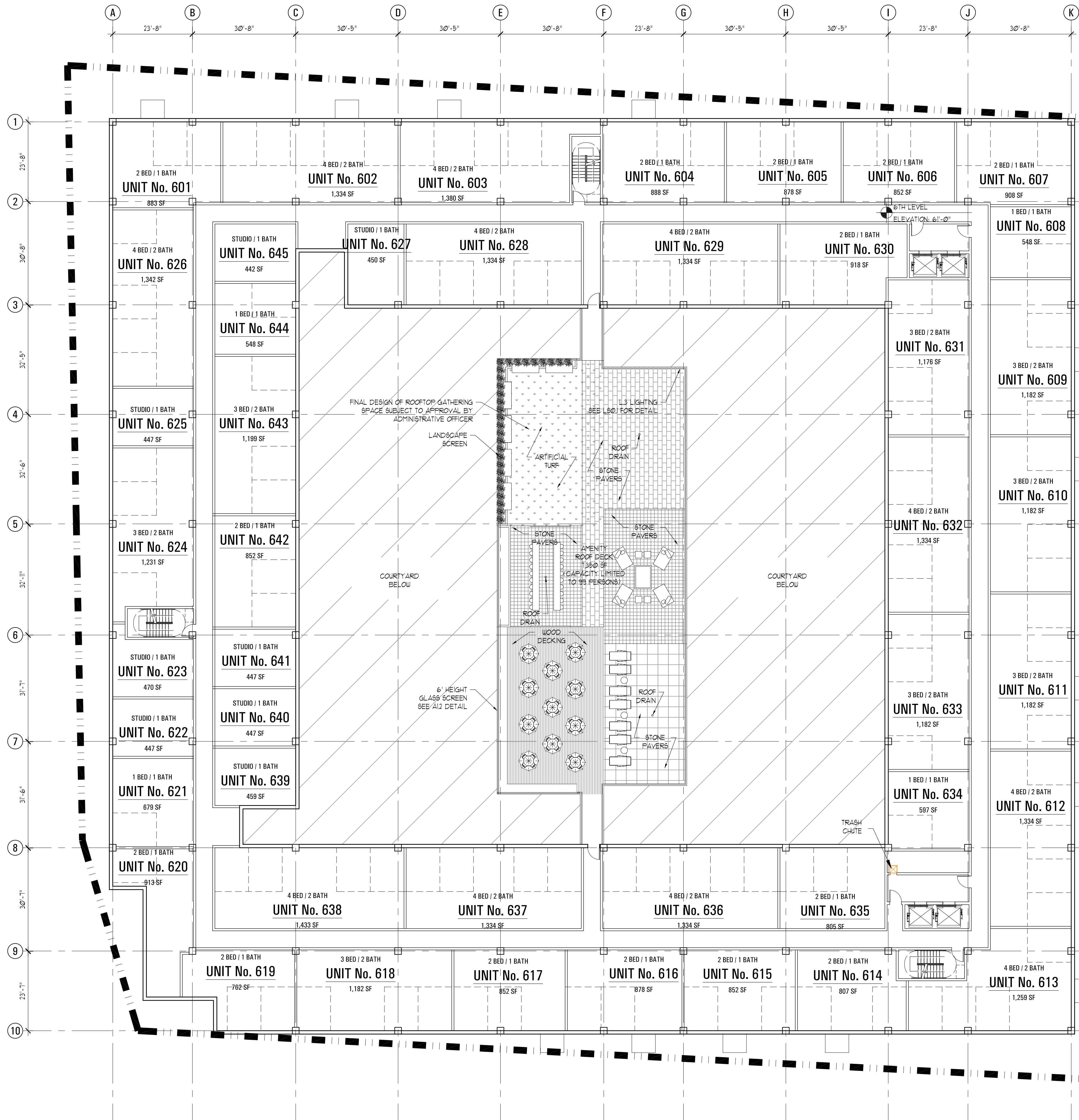
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232 North Carpenter, Chicago IL 60607  
P 312.226.4488  
F 312.226.4499  
www.hparchitecture.com

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DATE:	07/11 PROJECT START
SCALE:	AS NOTED
PROJ. #	0903

3RD - 5TH  
TYPICAL FLOOR PLAN

A1.3





### BUILDING RESIDENTIAL UNIT COUNT

LEVEL	STUDIO	1 BED	2 BED	3 BED	4 BED	TOTAL
1	0	0	0	0	0	0
2	10	3	15	10	11	49
3	11	4	14	10	13	52
4	11	4	14	10	13	52
5	11	4	14	10	13	52
6	8	4	14	8	11	45
TOTAL	51	19	71	48	61	250

### TOP LEVEL & AMENITY DECK

GROSS AREA: 49,375 SF  
PARKING AREA: 0 SF  
RES. RENTABLE AREA: 42,350 SF  
AMENITY AREA: 7,350 SF  
COURTYARD AREA: N/A

UNIT COUNT: 45 UNITS  
BED COUNT: 108 BEDS

### FLOOR PLAN NOTES

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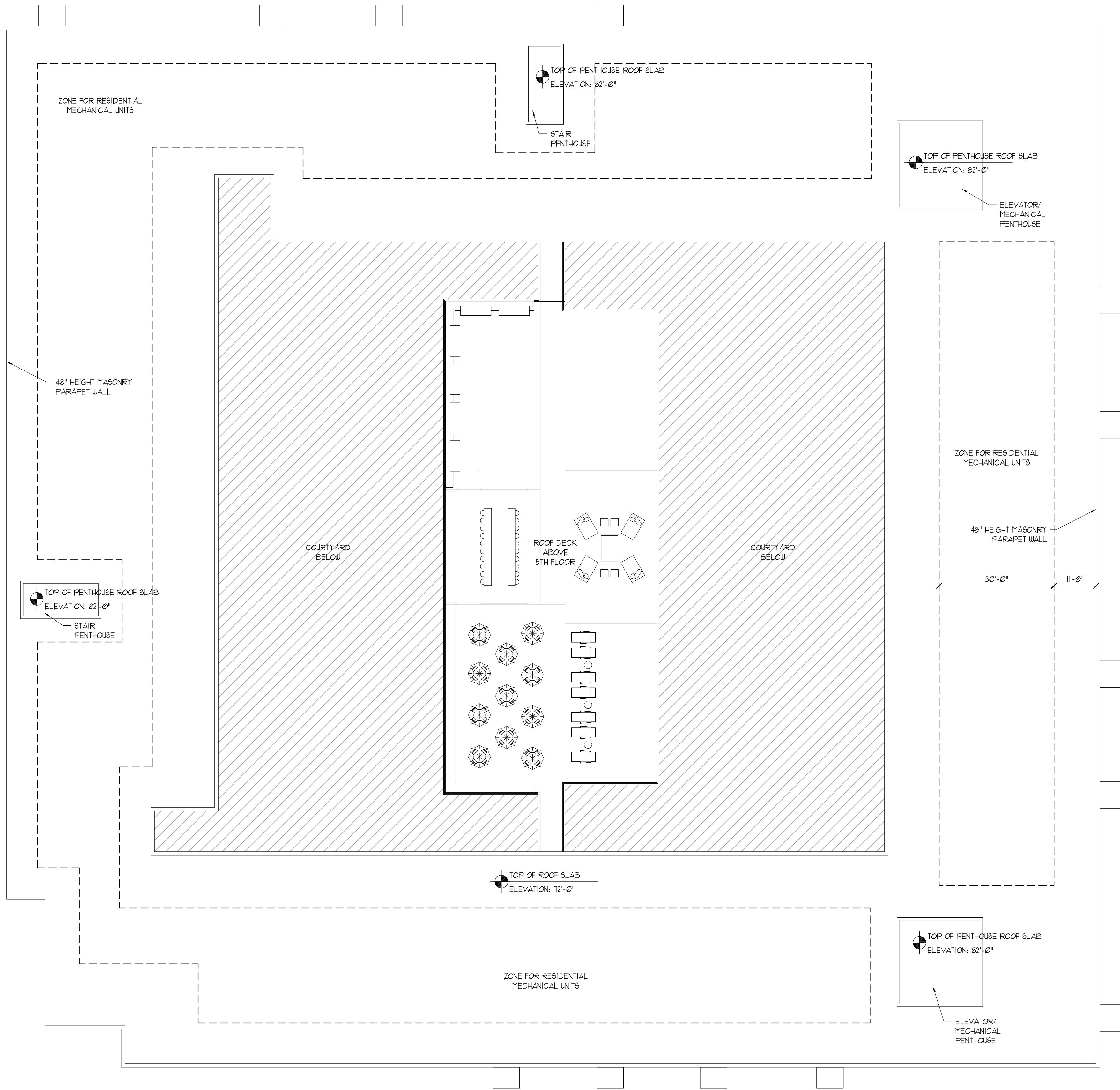
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PROJ. #	0903

6TH FLOOR PLAN

Project Name  
**A1.4**

1 6TH FLOOR PLAN  
SCALE: 1/16" = 1'-0"





1 ROOF PLAN  
SCALE: 1/16" = 1'-0"

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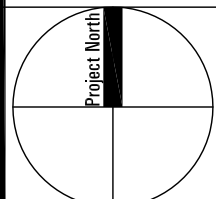
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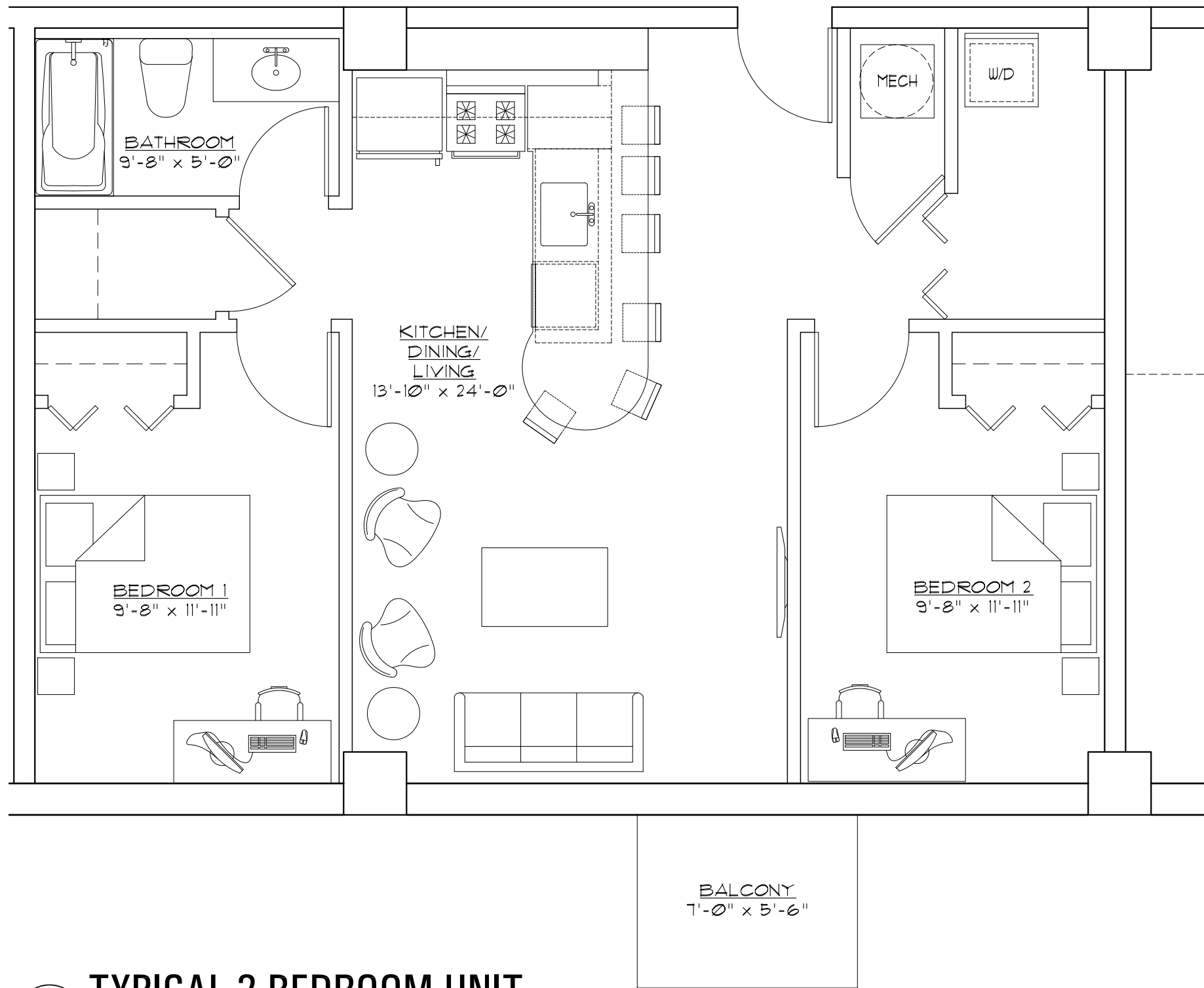
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ROOF PLAN

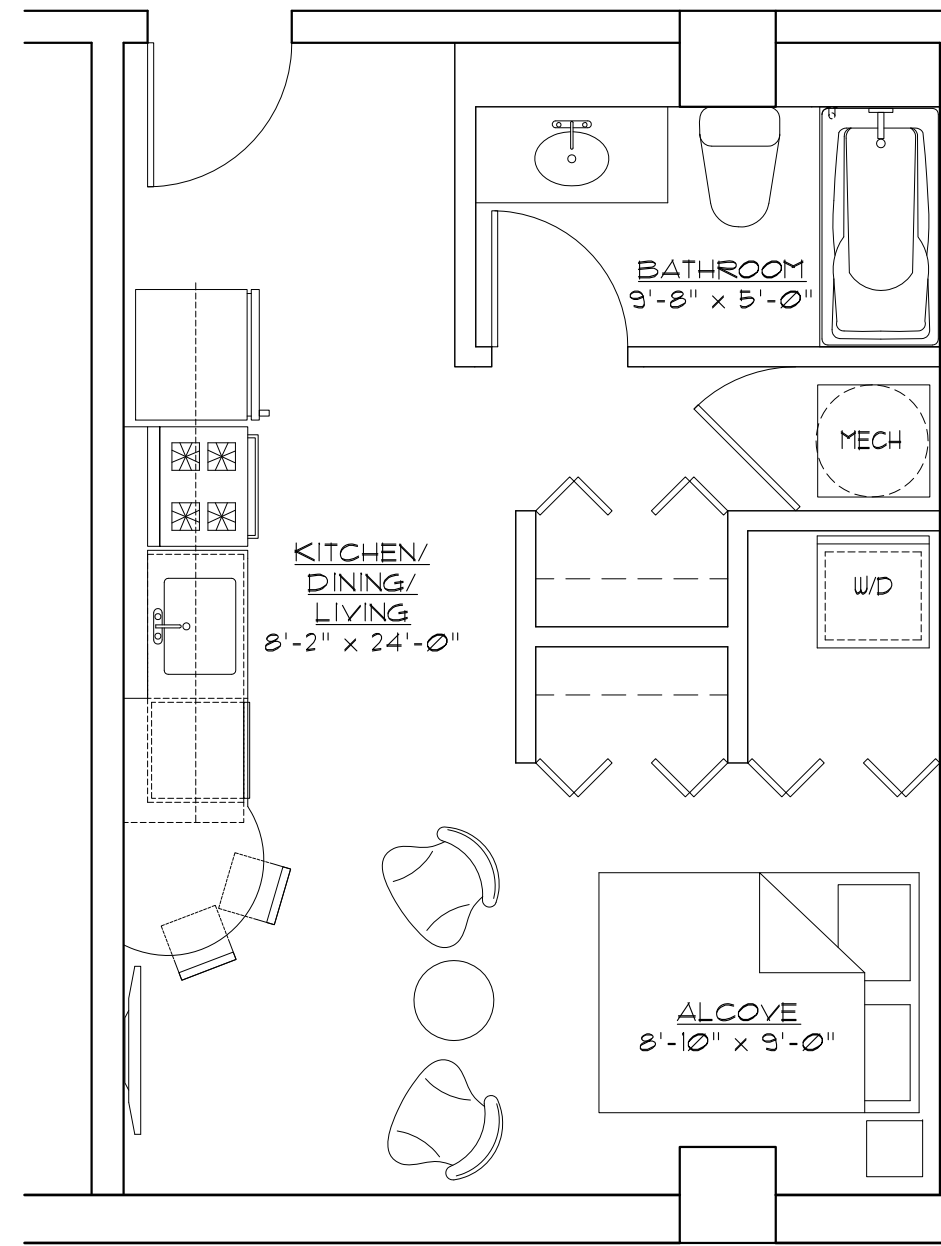


A1.5

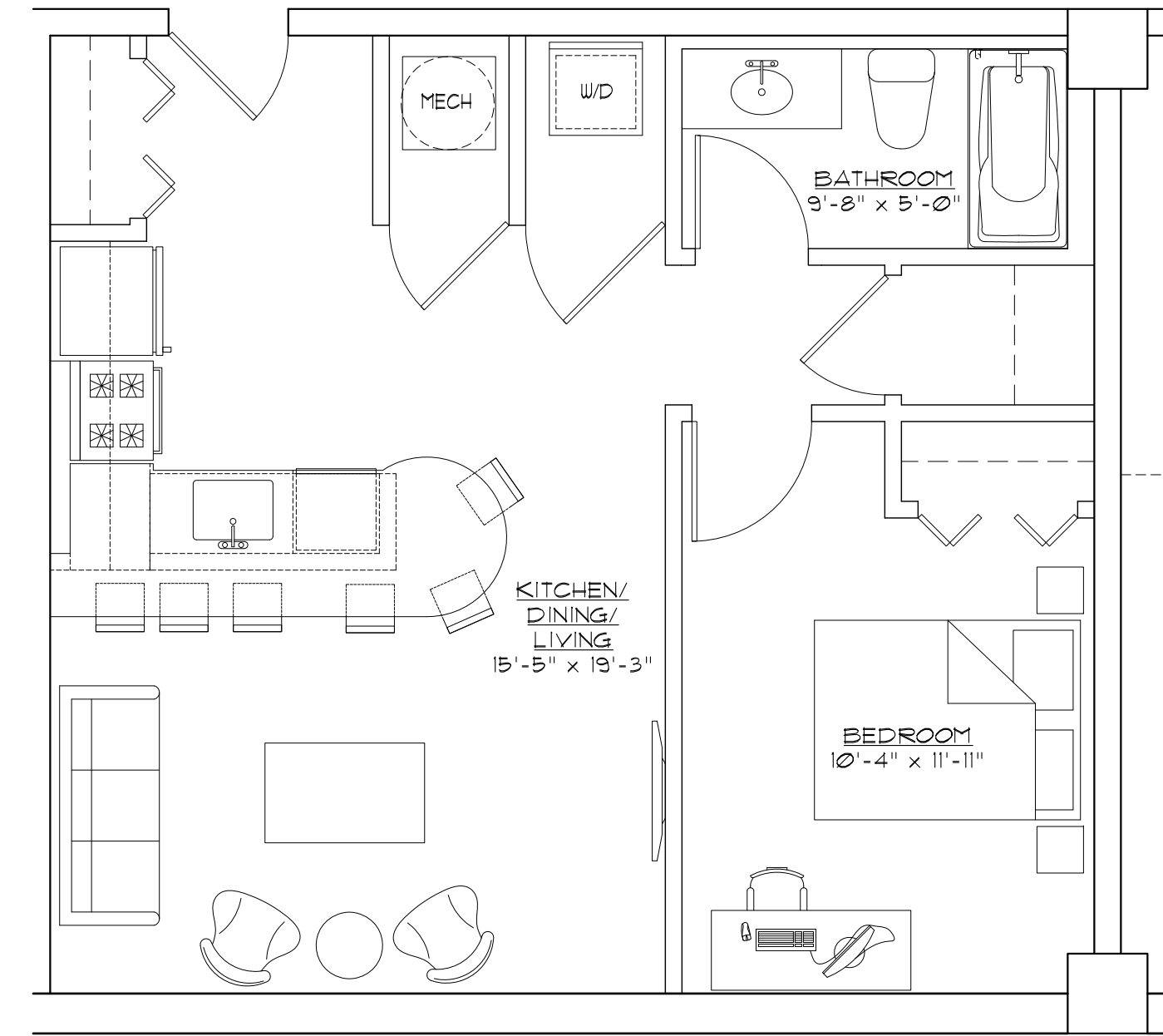




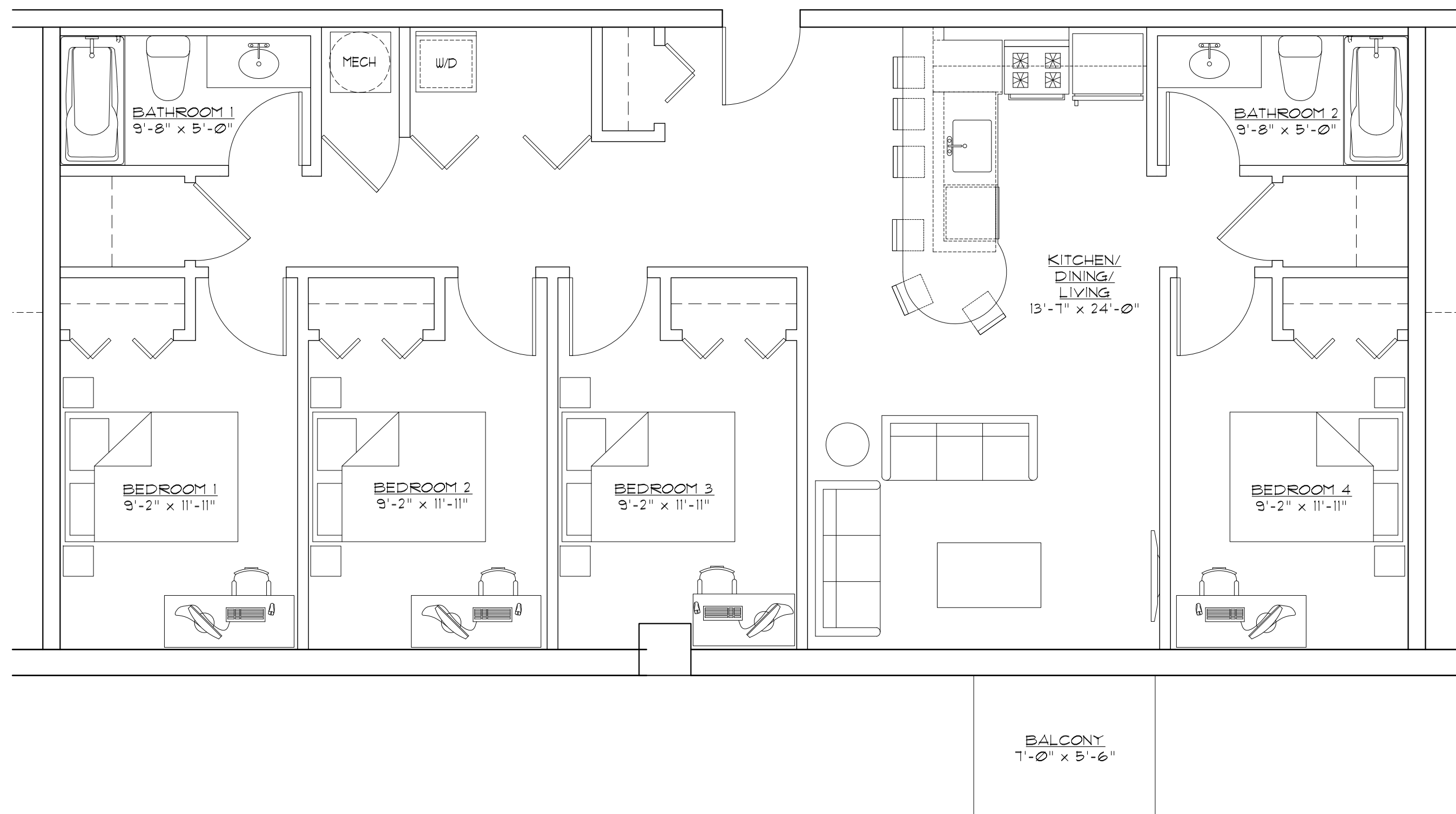
5 TYPICAL 2-BEDROOM UNIT  
SCALE: 1/4" = 1'-0"



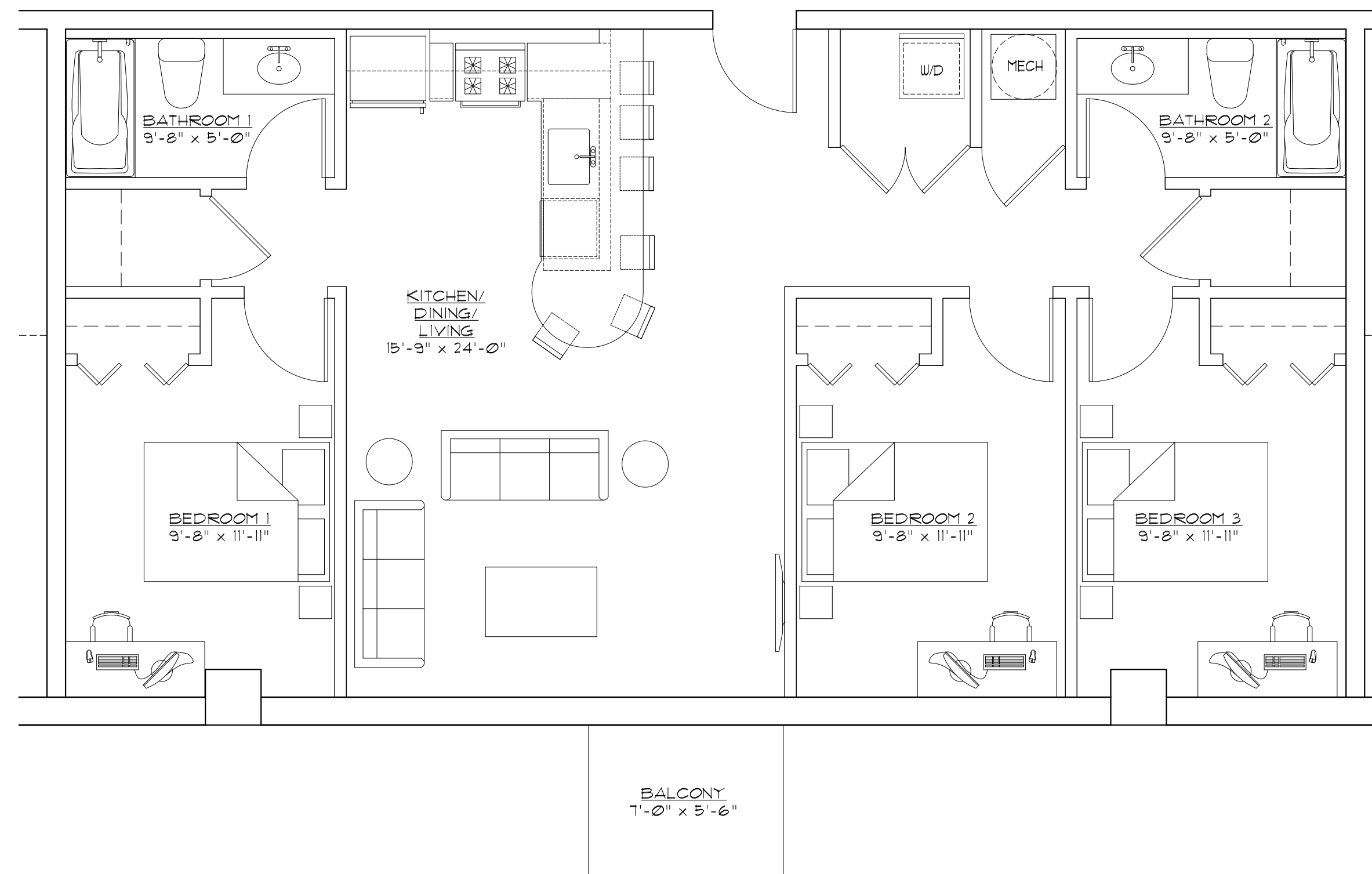
3 TYPICAL STUDIO UNIT  
SCALE: 1/4" = 1'-0"



2 TYPICAL 1-BEDROOM UNIT  
SCALE: 1/4" = 1'-0"



4 TYPICAL 4-BEDROOM UNIT  
SCALE: 1/4" = 1'-0"



1 TYPICAL 3-BEDROOM UNIT  
SCALE: 1/4" = 1'-0"

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### TYPICAL UNIT PLANS

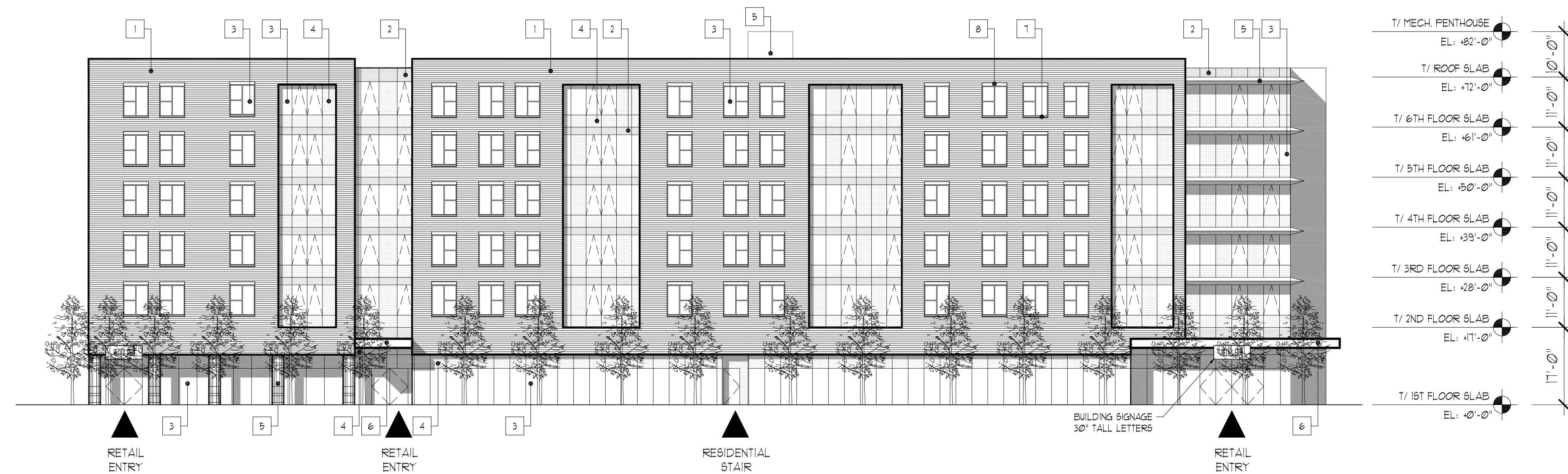
Project Name

**A1.6**





2 EXTERIOR ELEVATIONS - SOUTH  
SCALE: 1/16" = 1'-0"



1 EXTERIOR ELEVATIONS - WEST  
SCALE: 1/16" = 1'-0"

#### MATERIAL LEGEND:

- 01 BRICK - COLOR 1
- 02 METAL PANEL - TYPE 1
- 03 ALUM. WINDOW W/ VISION GLASS - COLOR 1
- 04 ALUM. WINDOW W/ FRITTED GLASS - COLOR 1
- 05 METAL PANEL - TYPE 2
- 06 METAL CLADDING ON CANOPY - TYPE 1
- 07 STONE WINDOW SILL
- 08 STONE WINDOW HEAD

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#### EXTERIOR ELEVATIONS WEST & SOUTH

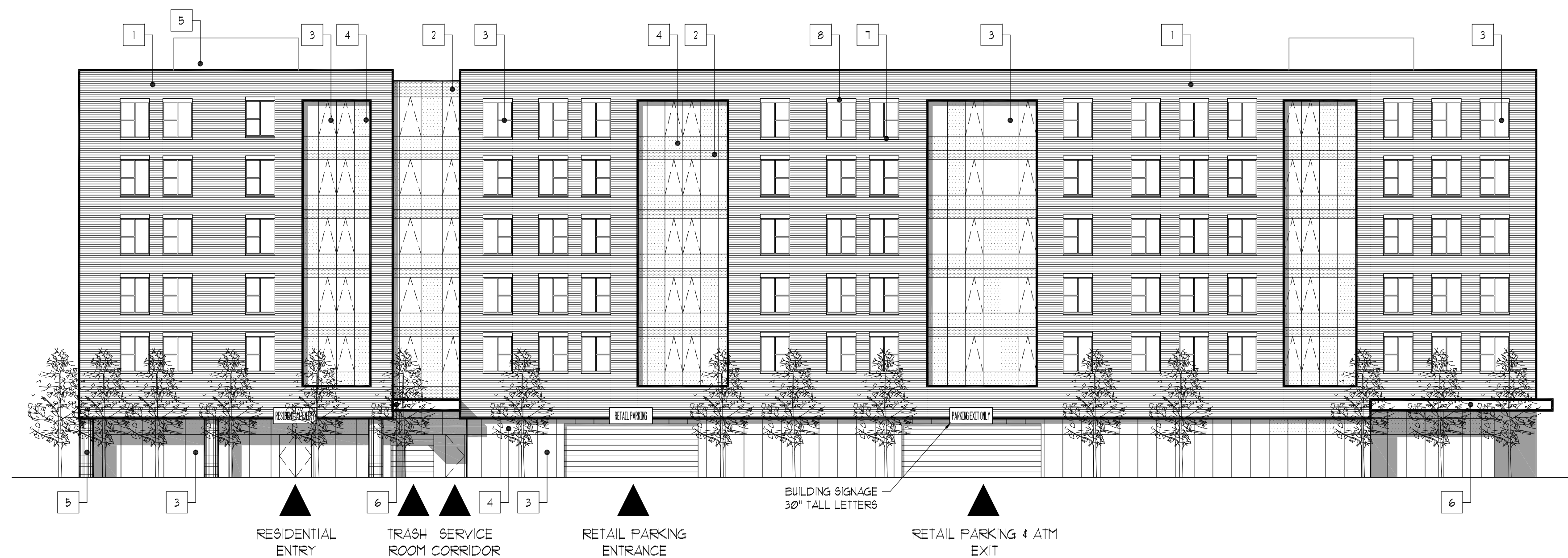
Project Name  
A2.0

EIFS, OR SIMILAR MATERIAL, MAY BE USED ON  
THE INTERIOR COURTYARD WALL AREAS.





2 EXTERIOR ELEVATIONS - NORTH  
SCALE: 1/16" = 1'-0"



1 EXTERIOR ELEVATIONS - EAST  
SCALE: 1/16" = 1'-0"

#### MATERIAL LEGEND:

- [01] BRICK - COLOR 1
- [02] METAL PANEL - TYPE 1
- [03] ALUM. WINDOW W/ VISION GLASS - COLOR 1
- [04] ALUM. WINDOW W/ FRITTED GLASS - COLOR 1
- [05] METAL PANEL - TYPE 2
- [06] METAL CLADDING ON CANOPY - TYPE 1
- [07] STONE WINDOW SILL
- [08] STONE WINDOW HEAD

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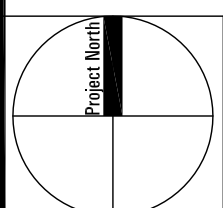
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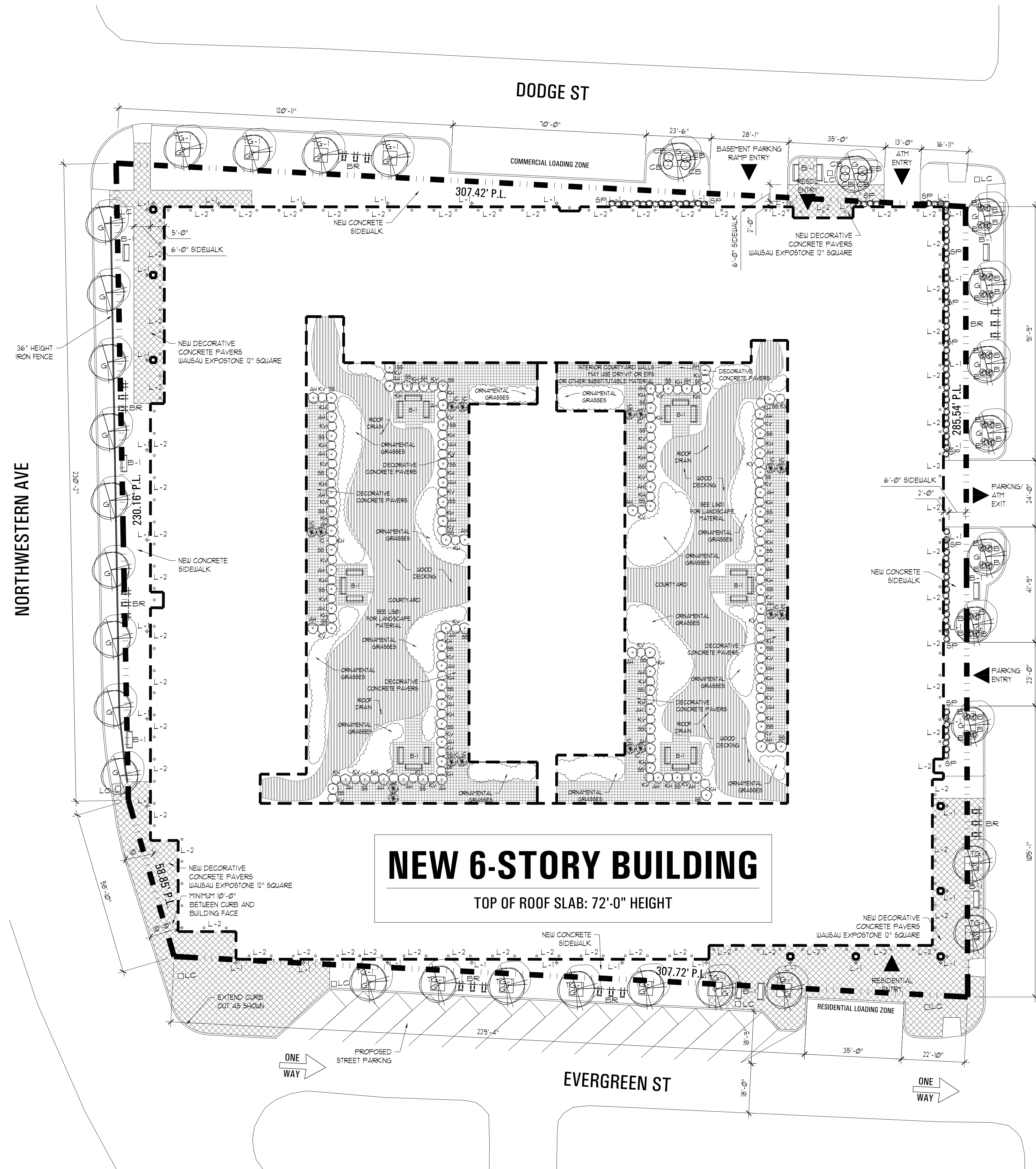
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#### EXTERIOR ELEVATIONS EAST & NORTH

 **A2.1**





NORTHWESTERN AVE

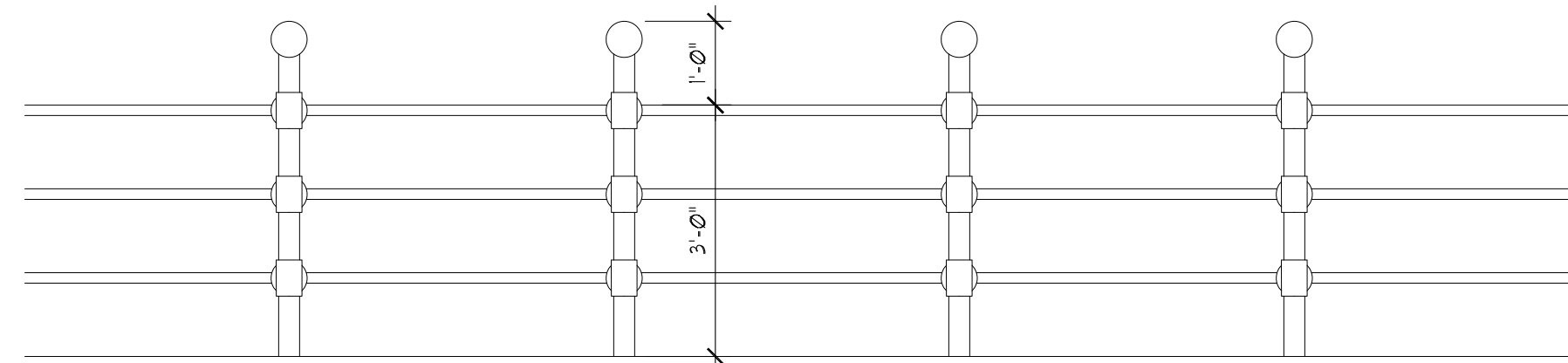
DODGE ST

ALLEN ST

EVERGREEN ST

# NEW 6-STORY BUILDING

TOP OF ROOF SLAB: 72'-0" HEIGHT



## STREET-SIDE LANDSCAPE FENCE

SCALE: 1/2" = 1'-0"

## SITE PLAN ANALYSIS - 6 STORY BUILDING

TOPIC	TOTAL DEVELOPMENT
UNITS	250
BEDS	600
BASEMENT PARKING	221
1ST FLOOR INTERIOR PARKING	74
TOTAL ON-SITE PARKING	295

1ST FLOOR ON-STREET PARKING	14
-----------------------------	----

## GREEN SPACE CALCULATION

PROPERTY AREA	GROUND LEVEL GREEN AREA	2ND LEVEL GREEN AREA	TOTAL GREEN AREA	GREEN AREA PERCENTAGE
88,565 SF	425 SF	7,631 SF	8,056 SF	9.3%

ROOFTOP COURTYARD HARD SURFACE AREA NOT INCLUDED IN GREEN SPACE CALCULATION.

## SITE LIGHTING SCHEDULE

SYM.	NAME	TYPE	MODEL NO.
L-1	WALL	ARCHITECTURAL LIGHTING WORKS LPRV - SIMILAR	
L-2	CEILING	COOPER LIGHTING, RECESSED CAN PD8 HW242 8HL	
L-3	RAILING	10 LUXRAIL, LED HANDRAIL 0.06	

## STREET FURNISHING SCHEDULE

NAME	TYPE	MODEL NO.
B-1	BENCH	TIMBERFORM RENAISSANCE BENCH 2806-6
TG-1	TREE GRATE	NEENAH ADIRONDACK 8742-A1
LC	LITTER CTR.	2814-DT-P COLUMBIA CASCADE RENAISSANCE
BR	BIKE RACK	COLUMBIA CASCADE BOLLARD CYCLOOPS 2172

## LANDSCAPE LEGEND

SYMBOL	GENUS/SPECIES	COMMON NAME	SIZE/COMMENTS	QUANTITY
AH	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANABELLE HYDRANGEA	3 GAL	48
SB	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	3 GAL	
CB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	3 GAL	24
G	GINKO BILOBA 'AUTUMN GOLD '	AUTUMN GOLD GINKO	2 1/2" B&B	33
HD	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS YELLOW DAYLILLY	1 GAL	
B	BUXUS	GREEN MOUNTAIN BOXWOOD	3 GAL	24
IS	PICEA PUNGEONS 'ISELI FASTIGRATE'	ISELI FASTIGATE BLUE SPRUCE	4' B&B	
IC	ILEX CRENATA	BEEHIVE HOLLY CONIFER		12
KH	HOSTA 'KROSSA REGAL'	KROSSA REGAL HOSTA	1 GAL	48
KV	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	3 GAL	48
SP	SPIRAEA BETULIFOLIA 'TOR'	SPIREA	1 GAL	84
PC	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GAL	
SS	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	3 GAL	48
SW	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" B&B	
WY	TAXUS X MEDRA 'WARDII'	WARD'S SPREADING YEW	18"-24"	
HBM		HARDWOOD BARK MULCH		

## LANDSCAPE PLAN

SCALE: 1" = 20'

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## LANDSCAPE PLAN

**LS0.1**



Landscaping Specifications

Part 1 - General

- 1.01 Description.**
- This work shall consist of furnishing, transporting, and installing all plants or other materials required for:
- The establishment of the landscape plantings including hauling and spreading of topsoil, and finished grading as indicated on the proposed drawings and specified herein.
  - Protection of existing structures. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or as indicated on drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the Greenpace Administrator.

- 1.02 Applicable Standards:**
- American Institute Standards for Tree Care Operations, ANSI A300 - American National Standards Institute, 17 West 43rd Street, New York, NY 10018.
  - American Standard for Nursery Stock, ANSI Z60.1 - American Nursery and Landscape Association, 1220 Eye Street, NW, Suite 500, Washington, D.C. 20005.
  - Nature's Edge, The staff of the L.H. Bailey Hortorium, 1976, Macmillan Publishing Co., New York.
  - The Manual and Guide to the West Lafayette Landscape Standards, revised 12/04.
  - All standards shall include the latest editions and amendments as of the date of advertisement for bids.

- 1.03 Plant Requirements:**
- On the landscape plan, provide a schedule showing quantity, size, genus, species, variety, and condition (B&B or container) of trees and shrubs indicated, complying with applicable requirements of ANSI Z60.1 American Standard for Nursery Stock. Also state percentage percentage. Greenpace percentage includes all plant areas interior to the property lines. Not include any greenery plantings are areas of grass, stone walls, etc. The percentage shall be calculated as follows: 100% = immediate surface percentage = greenpace percentage. Greenpace shall be planted with trees, shrubs, groundcover or grass, consistent with good landscape design.

- 1.04 Quality Assurance:**
- Source quality control:
    - General:
      - A certificate of nursery inspection from each state Department of Agriculture from which plants originate and/or a direct control year history Department of Natural Resources nursery water certificate must be available upon request. The nursery must verify whether or not they are under an invasive pest quarantine or other ruling factor from the DMH or the USDA. All plant material shipped from nursery vendors subject to quarantine must be accompanied by a Certificate of Quarantine. In accordance with quarantine and pest quarantine, call the DMH Supervisor of Plant Regulatory Services.
    - Inspection:
      - The Greenpace Administrator may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Greenpace Administrator retains the right to further inspect trees and shrubs for size and condition of balls and root systems, trunks, trunks and lateral growth, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

- 1.05 Delivery, Storage, And Handling:**
- Soil:
    - Harvest, deliver, store, and handle soil according to the requirements of the American Soil Production Association's (ASPTA) Specifications for topsoil and subsoil materials including handling/transporting.
  - Tree And Shrubs:
    - Do not prune before delivery. Protect roots, branches, and root systems from sun, wind, drying, freezing, wrapping, and root handling and tying damage. Do not bend or bind tree trunks or shrubs in such a manner as to destroy root growth. Provide protective covering during delivery. Do not place trees and shrubs during delivery.
  - Handle and/or damaged and container stock by the Root Ball:
    - Owner, trees, shrubs, groundcovers, and plants after preparation for planting have been completed and initial immediately. If planting is delayed more than 4 hours after delivery, use planting materials in shade, protect from sun, and keep roots moist. Set balled stock on ground and cover ball with soil, peat moss, sawdust, or other acceptable material.

- 1.06 Project Conditions:**
- Utilities:
    - Locate location of above grade and underground utilities and perform work in a manner which will avoid damage. Call Indiana Underground at 1-800-362-5544 upon initial contact for the project or at least two years. They shall have been previously notified the underground location service two working days before starting work.
  - When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Greenpace administrator before planting.

- 1.07 Coordination And Scheduling:**
- Planting Time:
    - Coordinate planting with complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required. Plant or install materials only when ground is not in a rut.
  - Plant trees and shrubs after final grades are established.

Part 2 - Products

- 2.01 Plants:**
- Plants shall be true to species and variety specified and nursery grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug (during the most recent favorable harvest season).
    - All plant names and descriptions shall be as defined in Nature's Edge.
  - All plants shall be grown and handled in accordance with the American Standard for Nursery Stock.

- Unless specifically noted, all plants shall be of specimen quality, heavy, symmetrical, and superior in form, compactness and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf, free of disease and insects, eggs, or larvae, and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
- Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, dam, abnormal, sun-scald, disfiguring knots, insect damage, or cuts of limbs over 1 in. (25 mm) in diameter that are not completely closed will be rejected.

- Plants shall conform to the Measurements Specified, except that Plants Larger Than Those Specified May Be Used if Approved By The Greenpace Administrator. If Larger Plants Are Approved, The Root Ball Shall Be Increased in Proportion to The Size of The Plant.
- Caliper measurements shall be taken on the trunk 6 in. (152 mm) above the natural ground line for trees up to and including 4 in. (102 mm) in caliper, and 12 in. (305 mm) above the natural ground line for trees over 4 in. (102 mm) in caliper, height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. If a ridge of bark is present, its depth shall be less than the minimum size specified. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the American Standard for Nursery Stock, shall be rejected.

- Substitutions of plant material will not be permitted unless authorized in writing by the Greenpace Administrator. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety.
- The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.

- Substitutions of plant material shall be properly sign with firm, natural balls of soil retaining as many fibrous roots as possible, in size and shape as specified in the American Standard for Nursery Stock. Balls shall be firmly wrapped with nonperforated, impermeable burlap and secured with twine and heavy, nonperforated, degradable twine.
- The root flare shall be apparent at surface and depth.
  - Plants must have a defined central leader with a minimum of eight branches radiating to all sides of the tree. The tree is acceptable if it can be pruned to a center leader.

- Container Plants
- Plants grown in containers shall be of appropriate size for the container as specified in the most recent Edition of the American Standard for Nursery Stock and be free of circling roots on the exterior and interior of the root ball.
  - Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.
  - The root flare shall be apparent at surface of container grow stock.

- Method used for tree quality requirements:
- Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size for a similar B&B root ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller.

- Label all trees and shrubs of each variety, size and caliper with a securely attached, waterproof tag bearing legible description of botanical and common name.

- 2.02 Shade And Treating Trees:**
- Shade trees, single-stem trees with straight trunk, well-balanced crown, and intact leader, of height and caliper indicated, conforming to ANSI Z60.1 for types of trees required.
  - Container-grown deciduous flowering trees will be acceptable in lieu of balled and burlapped deciduous trees subject to meeting ANSI Z60.1 limitations for container stock.

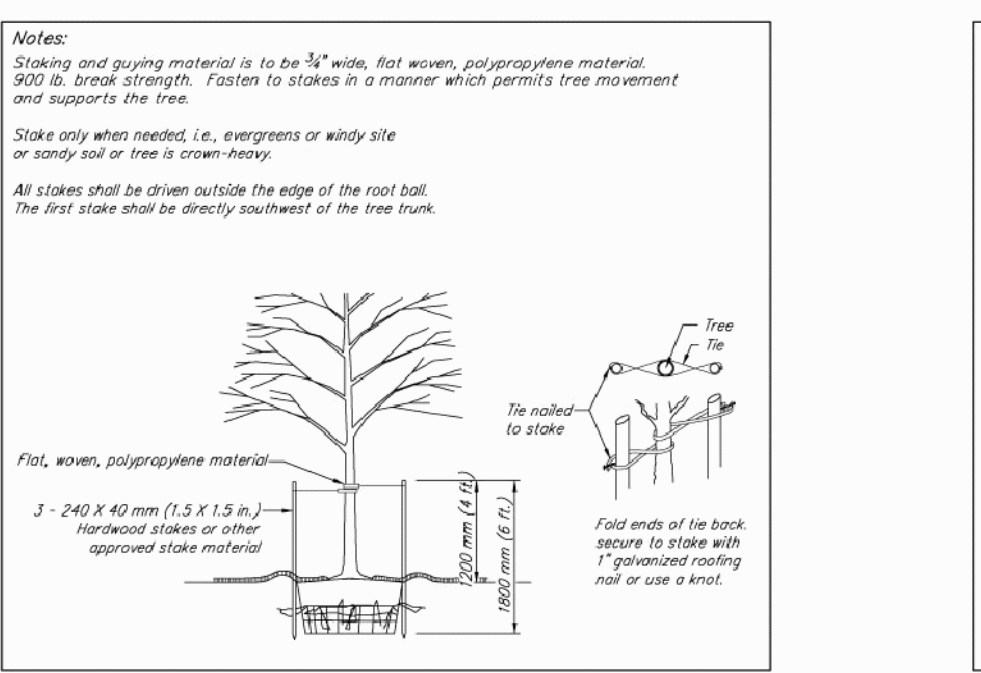
- 2.03 Deciduous Shrubs:**
- Form and size:
    - Deciduous shrubs shall not less than the minimum number of canes required by and measured according to ANSI Z60.1 for plants, size, and height of shrub.
  - Container-grown deciduous shrubs will be acceptable in lieu of balled and burlapped deciduous shrubs subject to meeting ANSI Z60.1 limitations for container stock.

- 2.04 Groundcovers And Herbaceous Plants:**
- Provide groundcovers and herbaceous plants established and well rooted in removable containers ANSI Z60.1 for the pit size indicated.

- 2.05 Grass Materials:**
- Soil:
    - Certified topsoil complying with ASPTA Specifications for machine-cut thickness, size, strength, moisture content, and moisture height, and free of weeds and undesirable insect grasses. Provide viable seed of uniform depth, color, and texture, strong root, and capable of vigorous growth and development when planted.
  - Seed mixture:
    - Seed mixture 70% as described in Section 621.06 of the 1999 INDOT Standard Specifications.
  - Mulch:
    - Mulch Method A or B as described in Section 621.05 of 1999 INDOT Standard Specifications and Section 621.05 (C).

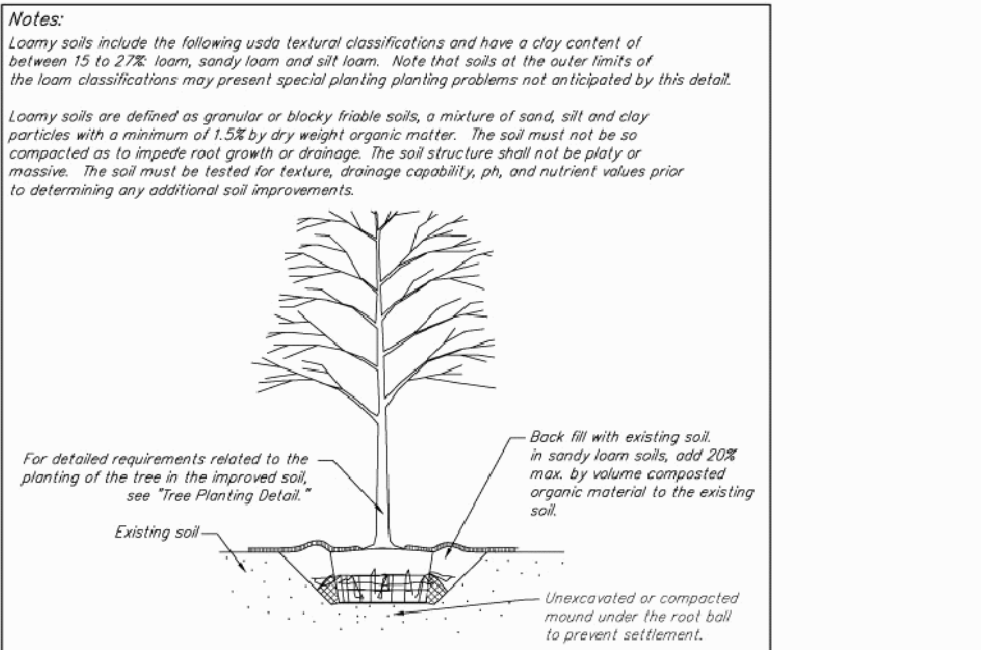
- 2.06 Fill Materials:**
- Satisfactory fill materials: ASTM 2487 Soil Classification Groups GW, GP, GM, SW, SP, SM, SC, or finer than 20 sieve (75 microns) or finer, any combination, silt, sand, gravel, crushed stone, or other materials, vegetation and other deleterious matter.
  - Topsoil:
    - Provide topsoil that is fertile, friable, natural loam, surface soil, reasonably free of silt, clay, lime, weed, and other silt, and free of roots, stumps, stones larger than 1 inch in any direction, and other deleterious or toxic matter harmful to plant growth. Topsoil shall contain a minimum two percent (2%) organic matter.

- The use of an in-situ culture capital is encouraged, provided it meets the standard and can be modified to meet the requirements set out or specified for growing medium. Amended soil may be considered for use, provided that additional organic matter is available and the soil is not performed on the amended product prior to placement indicates the soil meets standard growing requirements.



TREE STAKING DETAIL - TREES 3" CALIPER OR LESS

Not to Scale



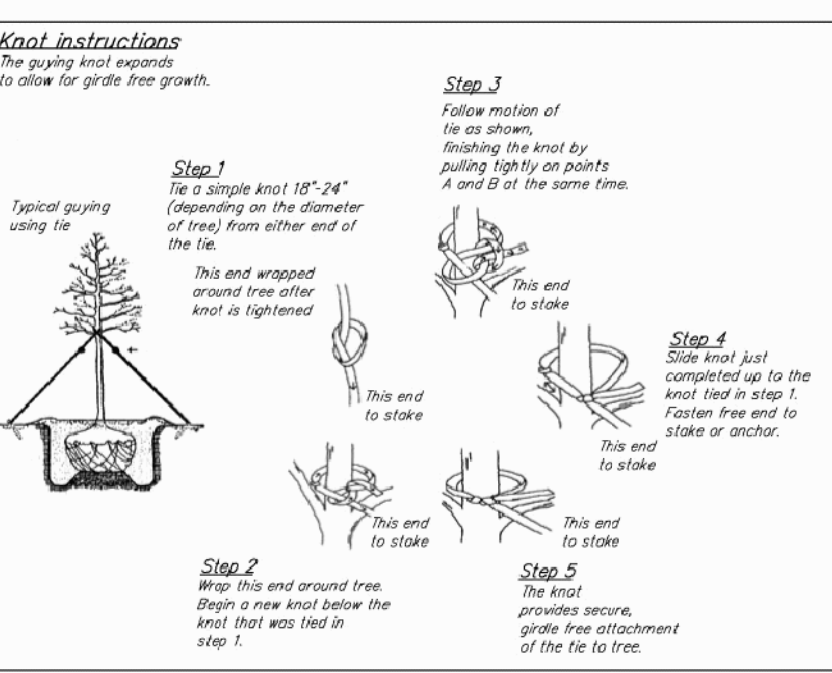
TREE STAKING DETAIL - TREES 3" CALIPER OR LARGER

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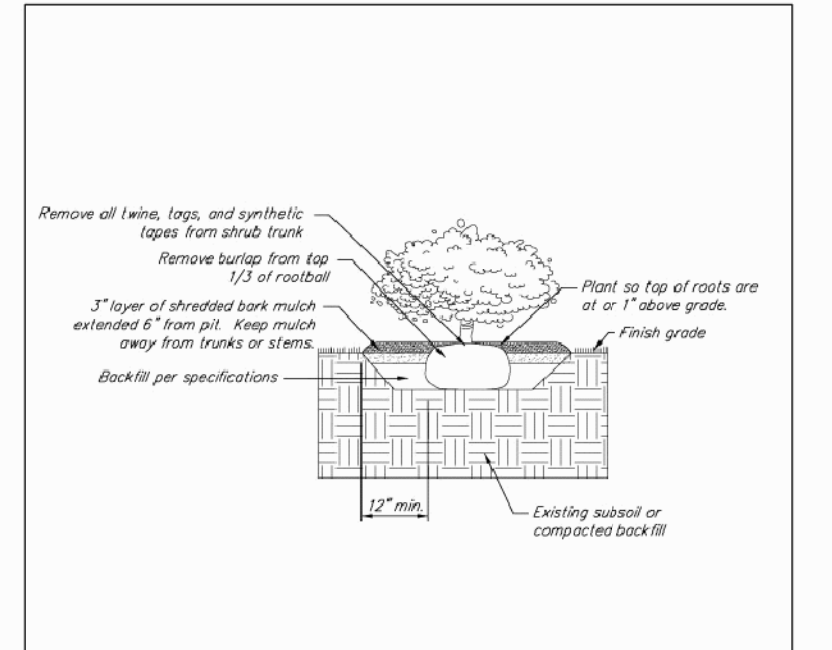
SOIL IMPROVEMENT DETAIL

Not to Scale



TREE STAKING DETAIL - KNOT TYING INSTRUCTIONS

Not to Scale



SHRUB DETAIL

Not to Scale

CITY OF WEST LAFAYETTE	
City Hall, 609 West Navajo West Lafayette, IN 47906	
Landscaping Standard Details	
RECOMMENDED FOR APPROVAL	CITY ENGINEER
Date: Jan. 2010	Sheet: 17 of 18
Project Name	Sheet Number

